

**25 The Hall Close
Dunchurch
RUGBY
CV22 6NP
£675,000**



- **SIX BEDROOM**
- **SEPARATE RECEPTION ROOM**
- **KITCHEN AND UTILITY ROOM**
- **OFF ROAD PARKING AND GARAGE**
- **SOUGHT AFTER LOCATION**

- **DETACHED FAMILY HOME**
- **STUDY AND GUEST W.C.**
- **TWO ENSUITE BATHROOMS**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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This substantial six-bedroom detached home offers generous accommodation across three well-planned floors and sits within the ever-popular village of Dunchurch, a setting that families are naturally drawn to. The ground floor creates an inviting sense of space from the moment you step inside, with an entrance hall leading to a comfortable lounge, a separate dining room ideal for family meals and celebrations, a study for work or homework time, a well-appointed kitchen, a utility room and a guest w.c.

The first floor brings together four bedrooms, two of which enjoy their own ensuite shower rooms, giving busy households the privacy and flexibility they need. The top floor provides two further bedrooms and a stylish bathroom with a four-piece suite, creating a perfect retreat for older children, guests or multi-generational living.

Outside, the property offers gardens to the front and rear, off-road parking and a double garage, giving families plenty of room for play, storage and everyday convenience. Additional benefits include UPVC double glazing and gas radiator heating.

Dunchurch itself is a village that blends everyday practicality with a warm, traditional charm. Families appreciate the choice of local shops, restaurants and schooling for all ages, while the historic buildings and leafy streets create a relaxed, welcoming atmosphere. Positioned on the south-western edge of Rugby, the village offers easy access to the town centre, major motorway networks and Rugby railway station, where direct services run to London Euston and Birmingham New Street. It's a location that offers the calm of village living with the connectivity modern family life demands

Accommodation Comprises

Entry via composite door into:

Entrance Hall

Stairs with timber ballustrade rising to first floor. Understairs storage area. Radiator. Central heating thermostat. Coving to ceiling. Double doors to lounge. Further doors off to dining room, kitchen, study, and downstairs cloakroom.

Lounge

17'8" x 12'5" (5.40m x 3.79m)

Double glazed French doors with side windows opening to rear garden. Two further double glazed windows to side. Feature fireplace with gas fire. Two radiators with thermostat controls. Coving to ceiling. Television aerial point.

Dining Room

11'9" x 11'5" (3.60m x 3.50m)

Double glazed bay window to front. Radiator with thermostat control. Coving to ceiling.

Study

12'5" x 9'2" (3.79m x 2.81m)

Double glazed bay window to front. Radiator with thermostat control. Television aerial point. Telephone point. Coving to ceiling.

Downstairs W.C.

Low flush w.c. Wash hand basin. Half height tiling to walls. Radiator with thermostat control. Obscure double glazed window to the rear.

Kitchen

15'1" x 14'4" (4.61m x 4.39m)

Matching base and eye level units. One and a half bowl sink and drainer unit with mixer tap over. Rangemaster cooker and cooker hood. Integrated dishwasher. Integrated double fridge and double freezer. Tiled splash backs. Tiled floor. Two double glazed windows to rear aspect. Door to:

Utility Room

Matching eye level and base units. Inset stainless steel sink. Tiled splash back. Space and plumbing for a washing machine. Space for a tumble dryer. Combination boiler. Access to loft space. Tiled floor. Radiator. Double glazed door to rear garden.

First Floor Landing

Stairs with timber ballustrade rising to second floor. Radiator. Built in storage cupboard. Coving to ceiling. Doors off to bedrooms one, two, five and six.

Bedroom One

15'8" x 12'5" (4.80m x 3.79m)

Two double glazed windows to front. Radiator with thermostat control. Built in double wardrobes. Coving to ceiling. Television point. Door to:

Ensuite One

Shower cubicle with mixer shower. Low flush w.c. Wash hand basin. Part tiled walls. Tiled floor. Chrome ladder radiator. Extractor fan. Obscure double glazed window to side.

Bedroom Two

15'8" x 11'5" (4.80m x 3.50m)

Two double glazed windows to front. Built in wardrobes. Radiator with thermostat control. Coving to ceiling. Door to:

Ensuite Two

Shower cubicle with mixer shower. Low flush w.c. Pedestal wash hand basin. Tiling to splash areas. Tiled floor. Radiator with thermostat control. Electric shaver point. Extractor fan. Obscure double glazed window to front

Bedroom Five (Three)

11'2" x 7'10" (3.41m x 2.40m)

Double glazed window to rear. Radiator with thermostat control. Coving to ceiling.

Bedroom Six (Four)

Double glazed window to rear. Radiator with thermostat control. Coving to ceiling.

Second Floor Landing

Double-glazed window to rear. Velux window. Doors off to bedrooms three, four, and bathroom

Bedroom Three(Five)

20'0" x 12'5" (6.11m x 3.79m)

Double glazed window to front. Velux window. Built in wardrobes. Radiator with thermostat control. Coving to ceiling.

Bedroom Four (Six)

20'0" x 11'5" (6.11m x 3.50m)

Double glazed window to front. Velux window. Built in wardrobes. Two radiators with thermostat controls. Coving to ceiling.

Family Bathroom

Shower cubicle with mixer shower. Spa bath. Wash hand basin. Low flush w.c. Part tiled walls. Tiled floor. Electric shaver point. Extractor. Radiator with thermostat control.

Front Garden

Area laid to lawn. Off road parking with access to:

Double Garage

16'11" x 16'6" (5.16m x 5.05m)

Electric up and over style doors. Power and lighting. Personal door to side.

Rear Garden

Laid to lawn. Shrub borders. Enclosed by timber fencing.

Agents Note

Council Tax Band: G

Energy Efficiency Rating: C

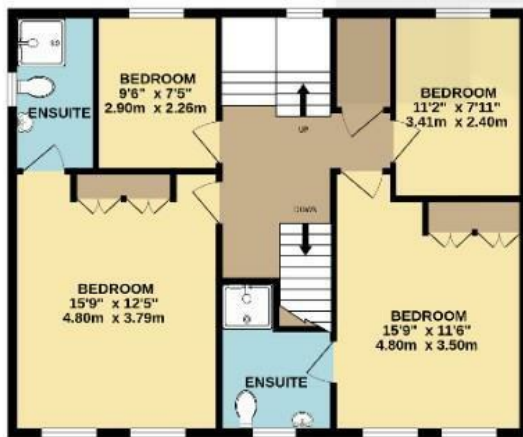




GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



2ND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

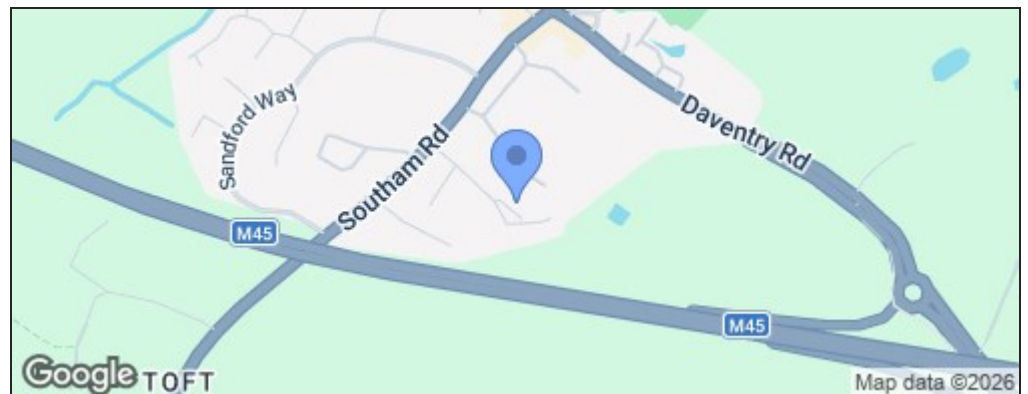


TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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