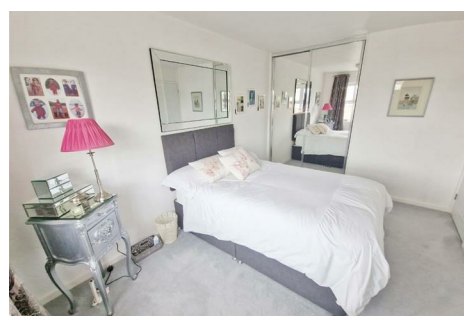


**17 Mill Farm Close
Dunchurch
RUGBY
CV22 6QL
£385,000**



- **FOUR BEDROOM**
- **REFITTED KITCHEN**
- **OFF ROAD PARKING**
- **CONVERTED GARAGE**

- **DETACHED FAMILY HOME**
- **REFITTED SHOWER ROOM**
- **LOW MAINTENANCE REAR GARDEN**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented, extended detached family home, situated in the popular village of Dunchurch and within walking distance of the 'Ofsted' rated 'Good' infant and junior schools. The property has undergone a series of improvements to include, a refitted kitchen opening out into the conservatory, a converted garage creating a fourth bedroom with an en suite, a refitted shower room, landscaped rear garden, and off road parking for two vehicles. In brief the accommodation comprises: entrance hall, open plan kitchen/breakfast room, lounge, fourth bedroom/study/playroom, utility room, and a cloakroom to the ground floor. To the first floor there are three bedrooms, and a shower room. The property further benefits from Upvc double glazing, gas central heating, rear garden, and off road parking.

The highly sought after village of Dunchurch with its range of local shops, restaurants, schooling for all ages and conveniently situated for access to Rugby town centre, the motorway networks, and Rugby Railway Station with its mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via part glazed upvc front entrance door into:

Entrance Porch

Windows to front and side aspects. Hardwood opaque part glazed door into:

Hallway

Stairs rising to first floor landing. Vertical radiator. Connecting doors through to:

Ground Floor Bedroom/Playroom/Office

13'7" x 7'8" (4.16 x 2.35)

(Converted Garage)

Window to front aspect. Radiator. Sliding door through to:

Ensuite Shower Room

With suite to comprise; fully tiled shower enclosure with mixer shower, wall mounted wash hand basin, and a low level w.c. Ceramic tiled floor. Heated towel rail. Extractor fan.

Lounge

15'1" x 12'9" (4.61 x 3.91)

Bow window to front aspect. Feature fireplace with living flame gas fire and a conglomerate hearth. Vertical radiator. Television point. Connecting door through to:

Kitchen

10'6" x 16'1" (3.21 x 4.91)

(Refitted in 2019)

Fitted with a range of modern base and eye level units. Granite work surface space incorporating a ceramic sink and drainer unit with mixer tap over. Integrated electric oven and microwave oven. Electric hob with extractor canopy over. Integrated dishwasher. Coordinated part tiled walls. Cupboard housing gas central heating combi boiler. Ceramic tiled floor. Plinth heating and cooling system. Door to the understairs pantry. Door to the utility area. Opening through to:

Conservatory

9'7" x 13'2" (2.93 x 4.02)

Of brick and upvc construction with windows to side aspects. Windows to rear aspect. Sliding doors opening to rear garden. EModern electric radiator. Ceramic tiled floor.

Utility

Space and plumbing for a washing machine. Space for a tumble dryer. Space for an upright fridge/freezer. Ceramic tiled floor. Window to rear aspect. Part glazed door to rear. Door to:

Downstairs W.C.

Low level w.c. Wash hand basin set upon a vanity unit. Ceramic tiled floor. Opaque window to rear elevation.

First Floor Landing

Window to side aspect. Access to loft storage space. Connecting doors to:

Bedroom One

12'10" x 9'4" (3.92 x 2.85)

Window to front aspect. Radiator. Built in double wardrobe.

Bedroom Two

10'8" x 9'4" (3.26 x 2.85)

Window to rear aspect. Radiator. Built in double wardrobe.

Bedroom Three

9'9" x 6'6" (2.98 x 1.99)

Window to front aspect. Radiator. Access to storage cupboard.

Refitted Shower Room

With suite to comprise: double shower enclosure with mixer shower, wash hand basin with vanity unit, and a low level w.c. with concealed cistern. Fully tiled walls. Ceramic tiled floor. Heated towel rail. Extractor fan. Opaque window to rear elevation.

Front Garden

A low maintenance garden laid mainly to gravel. Mature shrub and herbaceous borders. Side pedestrian access to both sides of the property. Block paved area providing off road parking for two vehicles.

Rear Garden

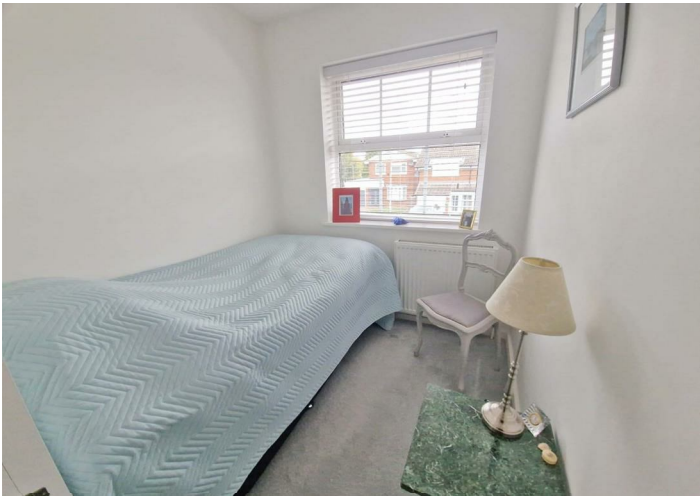
A low maintenance tiered garden with shrub and herbaceous borders. Enclosed by timber panel fencing.

Agents Notes

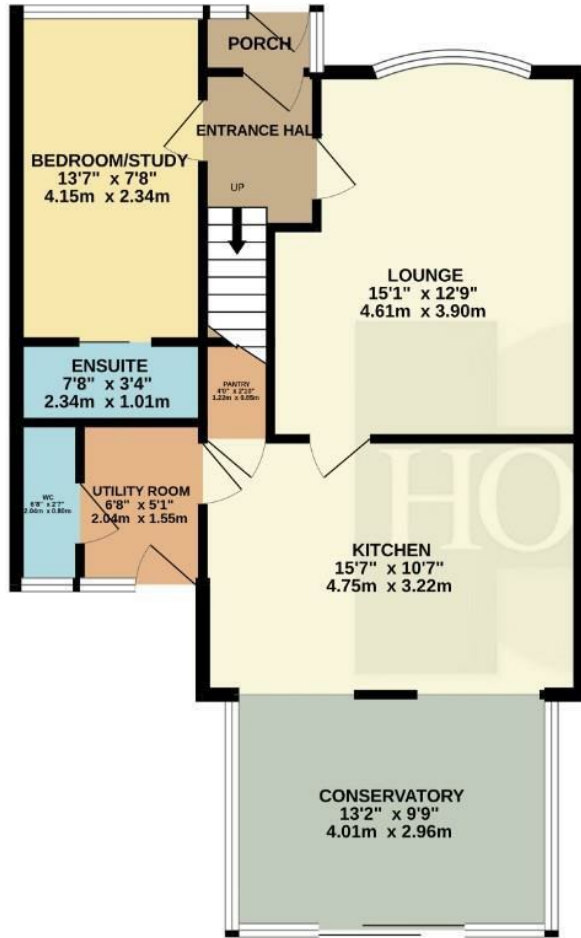
Council Tax Band: D

Energy Efficiency Rating: C





GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

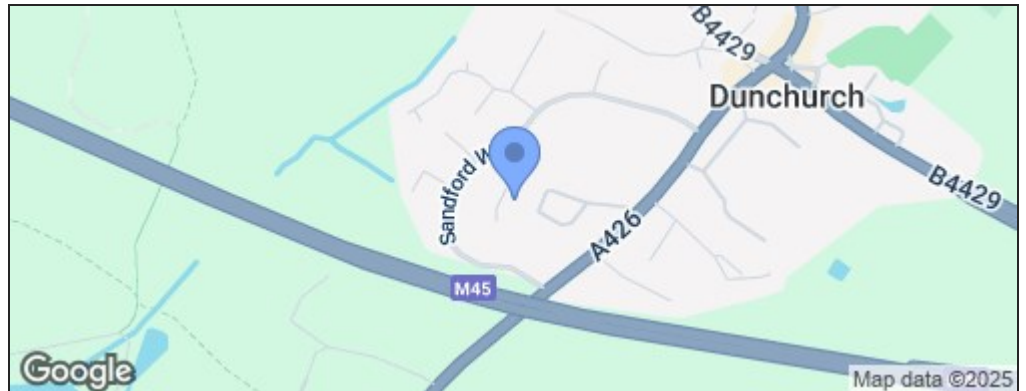


TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.