

**10 Bow Fell  
Brownsover  
RUGBY  
CV21 1JF**

**Guide Price £385,000**



- SPACIOUS FOUR BEDROOM
- MODERN OPEN PLAN LIVING
- BESPOKE FITTED KITCHEN AND UTILITY ROOM
- INDIVIDUALLY DESIGNED INTERIOR
- OFF ROAD PARKING FOR SEVERAL CARS

- DETACHED FAMILY HOME
- MODERN FAMILY BATHROOM, CLOAKROOM, AND ENSUITE
- CONSERVATORY AND GENEROUS REAR GARDEN
- HIGH QUALITY FIXTURES
- ENERGY EFFICIENCY RATING C

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A beautiful four bedroom detached house which has been renovated and modernised to a very high standard, providing spacious open plan living. This property benefits from Hive heating system, LVT flooring throughout the ground floor, new contemporary radiators, refitted modern sanitaryware, and pocket doors from the hallway, spacious reception area with bar, and a bespoke fitted kitchen. This property offers something very different and even has a secret entrance to the utility. This home is all about light, offering floods of light through the large lantern in the kitchen/dining area, double doors to the outside and large double doors into the conservatory.

Close by there is an excellent range of amenities to include shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby's retail parks, M6/M1/A5 road networks, Rugby College and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite door into:

#### **Reception Area**

Double storage cupboard. Herringbone LVT flooring. Stairs rising to first floor. Door to:

#### **Downstairs W.C.**

High gloss suite to comprise; w.c. with concealed cistern, wall mounted wash hand basin with mixer tap and storage. Black ceramic radiator. Tiled walls. Herringbone LVT flooring. Obscure window to side elevation.

#### **Bar Area**

Stools. Spotlight. Glazed door to kitchen area. Sliding pocket doors through to:

#### **Lounge Area**

22'3" x 13'5" (6.79m x 4.10m)

Herringbone LVT flooring. Central column with feature electric fires to both sides. Spotlights. Black contemporary radiator. Patio doors leading into:

#### **Conservatory**

13'9" x 8'3" (4.20m x 2.52m)

Tiled flooring. Window to rear and side aspects. French doors opening to side.

#### **Family/Dining Area**

13'5" x 9'0" (4.10m x 2.76m)

Ceiling lantern. LED controlled lighting. Spotlights. Black contemporary radiator. French doors opening to rear garden.

#### **Kitchen Area**

16'10" x 8'4" (5.15m x 2.56m)

Fitted with a range of high matt green base and eye level units. Built in dishwasher. Space for a Rangemaster, with extractor hood over. Resin one and a half bowl sink unit with mixer tap over. Integrated fridge/freezer. Window to front aspect. Window to rear aspect. Herringbone LVT flooring. Dresser and secret door through to:

#### **Utility Room**

Herringbone LVT flooring. Black contemporary radiator. Range of white base and eye level units. Shelving. Extractor fan. Space and plumbing for a washing machine. Space for a tumble dryer. Cupboard housing Worcester combi boiler. (Water connection).

## **First Floor Landing**

Obscure window to side aspect. Doors off to:

## **Bedroom One**

12'6" x 8'11" (3.83m x 2.74m)

Window to front. White designer radiator. Door to:

## **Ensuite**

Wall mounted wash hand basin with mixer tap over and storage beneath, low level w.c. Shower with mixer shower and spotlights.

## **Bedroom Two**

13'1" x 9'2" (4.00m x 2.80m)

Window to rear. White designer Radiator. Full length deep wardrobes. Wooden flooring.

## **Bedroom Three**

9'10" x 7'10" (3.01m x 2.41m)

Window to rear aspect. Radiator.

## **Bedroom Four**

9'10" x 5'10" (3.01m x 1.80m)

Window to rear. Radiator.

## **Refitted Family Bathroom**

High gloss suite to comprise; panelled bath with mixer tap over, wall mounted basin with mixer tap over, corner shower cubicle with mixer shower and further rainfall shower head, w.c. and bathroom furniture. Wall mounted storage cupboards. Chrome towel radiator. Window to front. Tiled walls.

## **Front Garden**

Block paved to provide off road parking for several cars. Mature tree. Area laid to lawn. Access to garage. Gated access to rear garden to both sides. Sleepers with white stones and mature pots.

## **Garage / Storage**

9'10" x 9'0" (3.00m x 2.76m)

With electric roller door .

## **Rear Garden**

Composite decking area. Pergola. Space for table and chairs. Ideal for al fresco dining. Mainly laid to lawn. Enclosed by new timber fencing. Mature flowers, shrubs and trees. Play area laid to bark with surrounding sleepers. Further decking area. Further Pergola with sleepers. Conifers to the rear.

## **Agents Note**

Council Tax Band: D

Energy Efficiency Rating: C







GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.

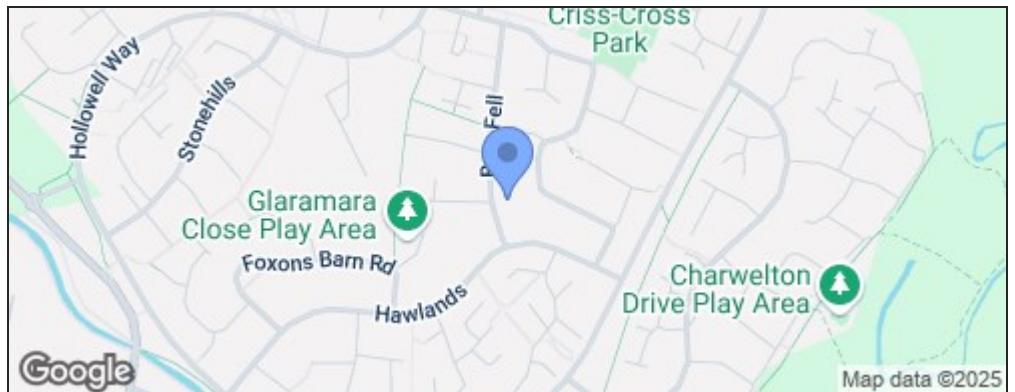
1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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			
(81-91) B			
(69-80) C		70	81
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.