

**8 Curie Close
Town Centre
RUGBY
CV21 3PE**

Offers Over £300,000



- **TWO/THREE BEDROOM**
- **KITCHEN/DINING ROOM**
- **HEATED CONSERVATORY**
- **DETACHED GARAGE**
- **DETACHED**
- **UTILITY**
- **GROUND FLOOR CLOAKROOM/W.C**
- **OFF ROAD PARKING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****There will be Open Events (by appointment only) at this property on Thursday 1st September and Saturday 3rd September). Please call Horts Estate Agents to book your viewing time **** Originally built as a three-bedroom property, this stunning detached home is beautifully presented and has been tastefully modified to create two larger bedrooms. The property boasts a ground-floor cloakroom/w.c, spacious kitchen/diner with a range of integrated appliances and a separate utility, conservatory and a delightful enclosed and private garden to the rear. In addition, the property further benefits from having a detached garage, off-road parking, gas fired central heating, double glazing and is being sold with no onward chain. In brief, to the ground floor, the accommodation comprises; entrance hall, cloakroom/w.c, lounge, kitchen/diner, utility room and conservatory. To the first floor there are two very well proportioned bedrooms and a family bathroom. Externally, there is an open plan garden to the front and a good-sized and very pretty garden to the rear. The driveway leading to the garage provides plenty of off road parking. This lovely property could easily be converted back to provide three bedrooms if required. The property is situated in a desirable location being within walking distance of Rugby railway station and Rugby town centre and is within close proximity to local amenities including shops, and well-regarded schooling. Early viewing is considered essential.

The Accommodation Comprises

Entry is via a part glazed front door which opens into

Entrance Hall

Double glazed window to the side aspect. Stairs rising to the first floor landing. Door to lounge and further door to

Cloakroom/W.C

Frosted double glazed window to the front aspect. The cloakroom is fitted with a suite to comprise; vanity inset wash hand basin with storage below and low level w.c. Radiator.

Lounge

15'9" x 12'9" (4.81 x 3.89)

Double glazed Bow window to the front aspect. Feature fireplace with gas fire inset. Two radiators. Wall and ceiling lights. Open access leading into

Kitchen/Dining Room

16'1" x 9'10" (4.91 x 3.01)

Double glazed window to the rear aspect. Sliding doors to the conservatory. The kitchen is fitted with a comprehensive range of base and wall mounted units having contrasting work surfaces and tiling to all splash areas. Inset sink with double drainer and mixer tap over. Integrated electric hob with extractor above. Integrated double oven and integrated fridge. Enclosed wall mounted gas fired boiler. Under stairs light connected storage cupboard/pantry. Inset ceiling lights to the kitchen area. Ceramic tiled flooring. Radiator. Ample space for dining. Part glazed door leading to

Utility

Double glazed window to the rear aspect. The utility is fitted with a range of base and wall mounted storage cupboards having contrasting work surfaces and space/plumbing for a washing machine beneath. Space for a fridge freezer. Part glazed door leading out to the garden.

Heated Conservatory

9'2" x 9'0" (2.80 x 2.76)

Double glazed windows to the side and rear aspects. French doors leading out to the garden. Laminate flooring. Radiator.

First Floor Landing

Double glazed window to the side aspect. Two storage cupboards. Access to roof void. Inset ceiling lights. Doors leading off into

Bedroom One

16'1" x 12'9" (4.91 x 3.89)

Two double glazed windows to the front aspect. Range of fitted wardrobes. Two further storage cupboards. Two radiators.

Bedroom Two

10'1" x 8'10" (3.09 x 2.70)

Double glazed window to the rear aspect. Radiator.

Bathroom

Frosted double glazed window to the side aspect. The bathroom is fitted with a suite to comprise; vanity inset wash hand basin with storage below. low level w.c. panelled 'P' bath with fitted shower screen and mains shower. Radiator and heated towel rail. Inset ceiling lights. Extractor.

Externally

Front Garden

The front garden has been laid to brick paving with inset feature raised flower bed. A driveway to the side provides plenty of off road parking and leads up to the garage. A gate to the side provides access to the rear garden.

Garage

The detached garage has an up and over style door to the front and a pedestrian door opening into the rear garden. A window is located to the side/ garden aspect. Light and power are connected.

Rear Garden

The delightful and private rear garden has a central area laid to lawn which is surrounded by an extensive patio area inset with attractive seating areas. An array of trees, shrubs, conifers and herbaceous plants create a stunning backdrop. A gate to the side provides access to the driveway and the front of the property.

Agents Note

Local Authority: Rugby

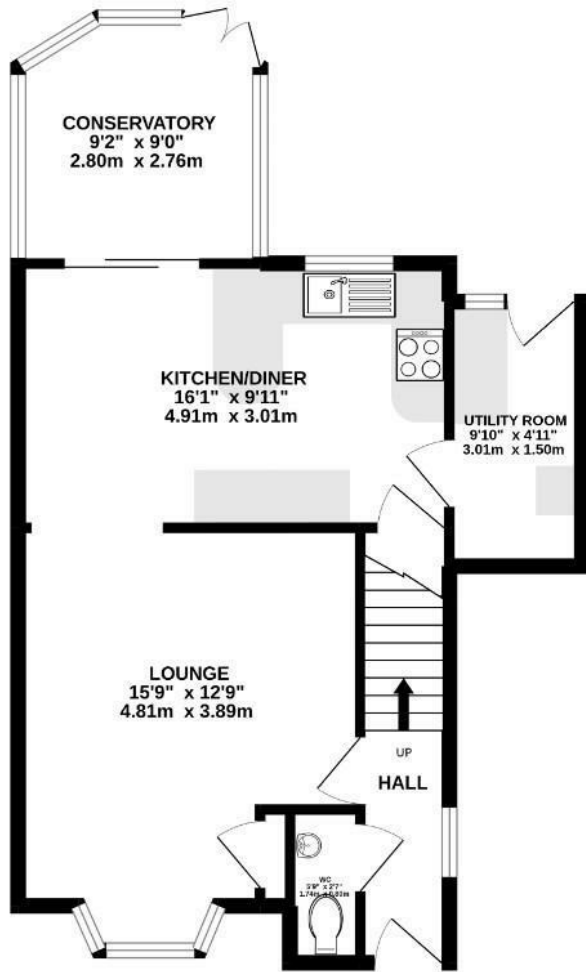
Council Tax Band: D

Energy Efficiency Rating: C

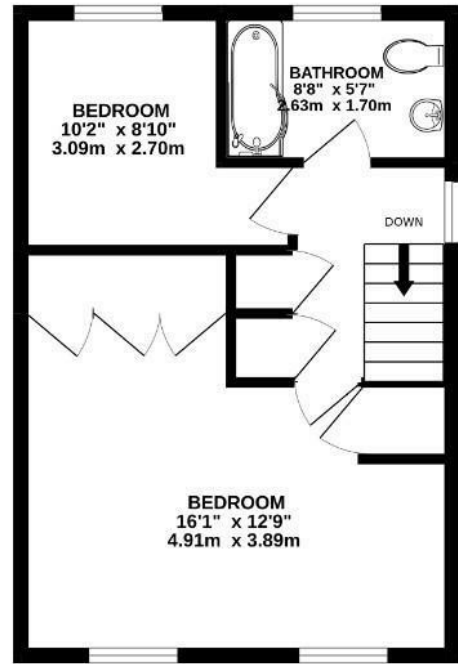




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

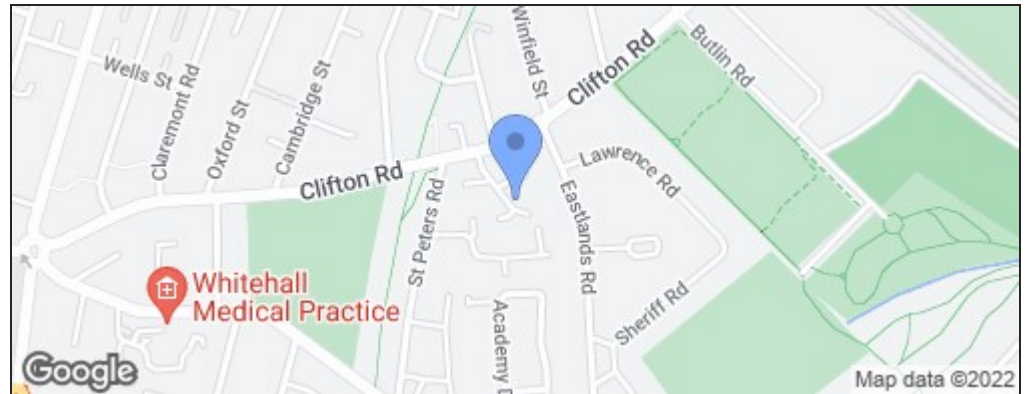


1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(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.