

**4 Barnwell Close  
Dunchurch  
RUGBY  
CV22 6QH  
£424,950**



- **THREE BEDROOM**
- **REFITTED KITCHEN**
- **CONSERVATORY**
- **INTEGRAL GARAGE AND OFF ROAD PARKING**
- **NO ONWARD CHAIN**

- **LINK DETACHED**
- **DOWNSTAIRS WET ROOM**
- **CUL DE SAC LOCATION**
- **POPULAR VILLAGE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This well appointed, three bedroom, link detached, chalet style home in Dunchurch is offered with NO ONWARD CHAIN. This property is situated where three cul de sacs meet and benefits from overlooking a well maintained area of grass and trees. The current owners have refitted and extended the kitchen area incorporating a peninsular bar and have created extra storage and utility space. In brief, the accommodation comprises: entrance porch, lounge, dining room, kitchen, conservatory and wet room with underfloor heating to the ground floor. To the first floor, are three well proportioned bedrooms and a family bathroom. Externally, there is off road parking, an integral garage, and an enclosed rear garden. The property additionally benefits from upvc double glazing and gas radiator central heating.

The highly sought after village of Dunchurch has a range of local shops, restaurants, schooling for all ages and is 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 new part glazed conglomerate door into:

#### **Entrance Porch**

Ceramic tiled floor. Connecting door with glazed side panels into:

#### **Lounge**

12'2" x 17'9" (3.72m x 5.42m)

Window to front aspect. Wall mounted gas fire. Two radiators. Door to inner lobby. Door to kitchen.

#### **Inner Lobby**

Stairs rising to first floor landing. Connecting door to:

#### **Dining Room**

9'6" x 9'3" (2.9m x 2.83m)

French doors to conservatory. Radiator.

#### **Conservatory**

12'9" x 11'7" (3.9m x 3.55m)

Of brick and upvc construction. Light reflective glass. Fitted blinds. Two electric heaters. French doors to side aspect. Television point. Ceramic tiled floor.

#### **Refitted Kitchen**

11'10" max x 13'10" max (3.63 max x 4.23 max)

Refitted with a range of base and eye level units. Roll top work surface space with splashback incorporating a stainless steel sink and drainer unit. Breakfast bar. Built in "Neff" electric double oven, and hob with extractor canopy over. Integrated dishwasher. Space for an upright fridge/freezer. Understairs storage cupboard. White ladder radiator. Window overlooking rear garden. Opening though to utility area with further work surface space and storage. Space and plumbing for a washing machine. Further white goods space. Window to rear aspect. Part glazed door to rear garden. Further door to:

#### **Rear Lobby**

Doors off to shower room and garage.

### **Ground Floor Shower Room**

Fully tiled walk in shower room with electric shower, wall mounted wash hand basin, and low level w.c. Electric underfloor heating. Extractor fan. Ladder radiator. Opaque window to rear elevation.

### **First Floor Landing**

Access to loft space. Doors off to:

### **Bedroom One**

12'3" x 15'1" into eaves (3.75m x 4.6m into eaves)

Window to front aspect. Radiator.

### **Bedroom Two**

8'11" x 15'11" into eaves (2.72m x 4.87m into eaves)

Window to rear aspect. Radiator. Built in storage cupboard.

### **Bedroom Three**

8'0" x 8'8" (2.45m x 2.65m)

Corner windows to front and side aspects. Radiator.

### **Bathroom**

With four piece bathroom suite to include; panelled bath, double shower enclosure with mixer shower, pedestal wash hand basin, and low level w.c. Fully tiled walls. Radiator. Inset spotlights. Opaque window to the side elevation.

### **Integral Garage**

Roller door. Power and light connected. Wall mounted boiler. Personal door into rear lobby.

### **Rear Garden**

Mainly laid to lawn. Variety of mature shrubs and herbaceous borders. Area with Arbour. Timber shed. Timber panel fencing to boundary. Double pedestrian gates to side.

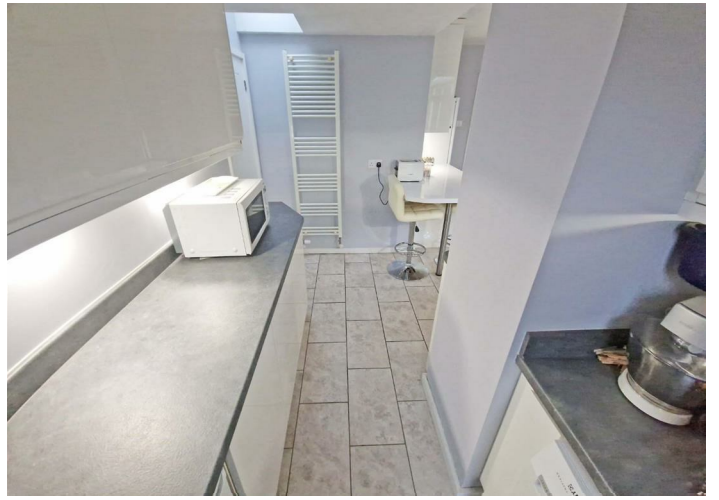
### **Agents Note**

Local Authority: Rugby

Council Tax Band: Currently D

Energy Efficiency Rating: D







GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



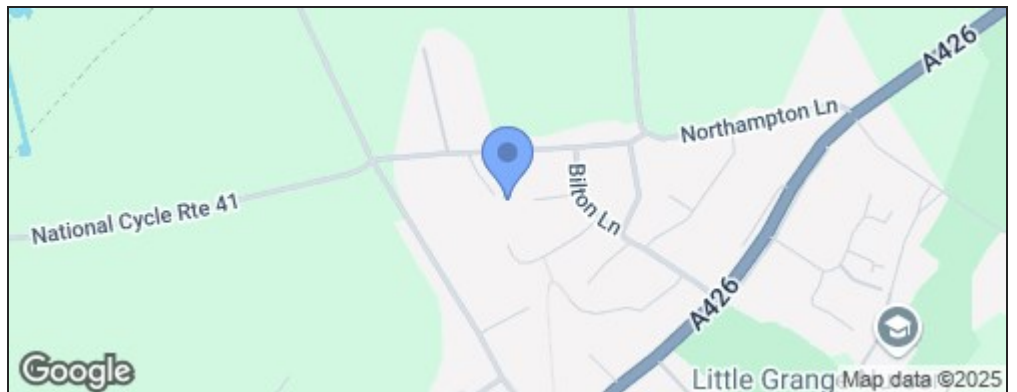
1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.