



Heather Close, Rugby, Warwickshire
Guide Price £365,000



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Crowhurst Gale are very pleased to present this attractive individual four bedroom detached property situated in a cul-de-sac location. In brief the property comprises: Entrance hall, large lounge, fitted kitchen/diner, study/sitting room, bedroom two with a modern wet room. On the first floor there are a further three well proportioned bedrooms, a fitted bathroom and two further en-suites. The property further benefits from gas central heating, double glazing, off road parking and an enclosed private rear garden. Viewing highly recommended.

Ground Floor

Entrance - Enter via UPVC obscure double glazed door into hallway.

Hallway

Doors to lounge, kitchen downstairs W/C and family room, stairs rising to first floor, ceramic tiled flooring, double panel radiator, spot lights, velux window.

Lounge

Laminate flooring, UPVC double glazed window to front aspect, two double panel radiator, spot lights, French doors to rear aspect, under stairs cupboard.

Kitchen/Diner

Range of high and low level cupboards, built in fridge/freezer, built in dishwasher, space for washing machine and tumble dryer, space for large American fridge/freezer, roll top work surfaces, one stainless steel sink with mixer tap over, double glazed window to side aspect, built in steel electric oven, stainless steel four piece gas hob, extractor fan over, tiled splash backs, large double panel radiator, continuation of ceramic tiled flooring from the hall way, ceiling spot lights.

Cloakroom

Continuation of ceramic tiled flooring, white low level W/C, wall mounted basin with mixer tap over, tiled splash backs, obscure double glazed UPVC window to side aspect, single panel radiator, wall mounted fuse box, extractor fan.



Sitting Room\Study

Laminate flooring, double panel radiator, UPVC double glazed window to front aspect.

Ground Floor Bedroom Two

Converted garage into double bedroom, double panel radiator, UPVC double glazed window to front aspect, built in wardrobes, spot lights, leads nicely to wet room.

Wetroom

Contemporary modern wet room, nice tiled flooring, tiled to ceiling height, spot lights, UPVC double glazed window to rear aspect, stainless steel wall mounted radiator, low white high gloss level W/C, wall mounted high gloss sink with mixer tap over, stainless steel rain fall shower which feeds off the mains.

First Floor Landing

Velux window, wall mounted radiator, doors to bedroom one, bedroom three, fitted bathroom, airing cupboard with water tank, bedroom four, loft access, spot lights.

Bedroom Three

Double bedroom, UPVC double glazed window to rear aspect, double panel radiator, built in wardrobes, access to en suite.

En Suite

Ceramic tiled flooring, low level W/C, wall mounted basin with mixer tap over and storage under, tiled splash backs, built in vanity mirror, velux window, spot lights, single stainless steel shower, tiled to ceiling height.

Bedroom Four

Double bedroom, UPVC double glazed window to rear aspect, double panel radiator.

Bathroom

Ceramic tiled flooring, tiling to ceiling, spot lights, stainless steel wall mounted radiator, low level white W/C, wall mounted white basin with mixer tap over and storage beneath, large white panel bath with shower over, obscure UPVC double glazed window to side aspect.

Bedroom Two

UPVC double glazed window to front aspect, double panel radiator, built in wardrobe, spot lights, access to en suite.

En Suite

Tiled flooring, low level white W/C, stainless steel radiator, inset white basin with mixer tap over, white large panel bath with stainless steel shower off the mains, tiled to ceiling, spot lights, extractor fan, 'Velux' window.

Externally

Front Garden - Block paved driveway for off road parking for two cars.

Rear Garden - Sun trap, not over looked, mainly patio with artificial turf, large stainless steel shed, enclosed mainly by timber fencing, access to side via pathway and through wooden gate, outside tap.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

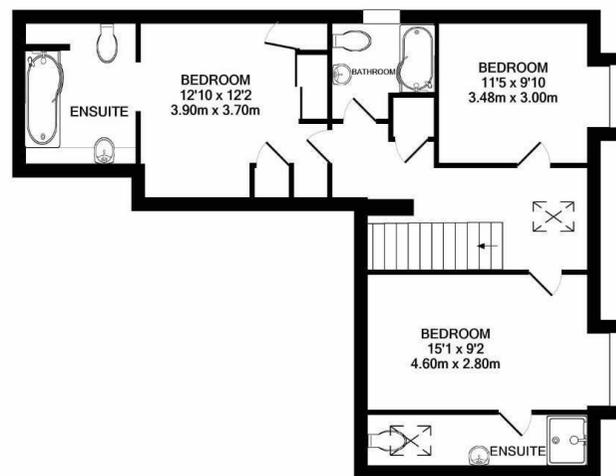
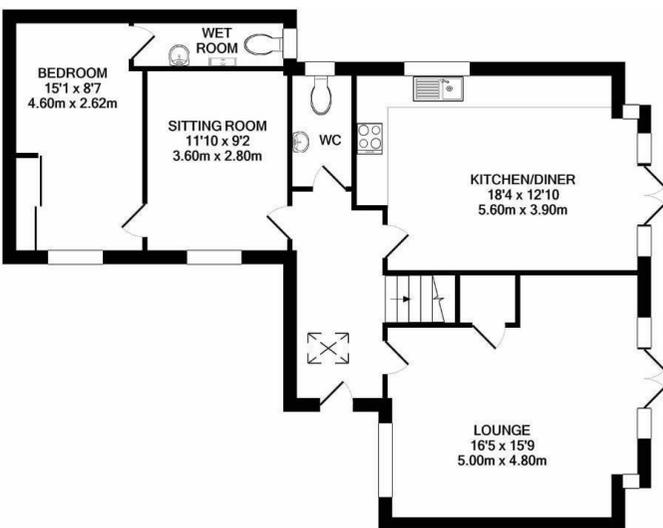
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



Tenure
Freehold

Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.1 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		78	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

