



**Overslade Manor Drive, Rugby,  
Guide Price £470,000**





# Overslade Manor Drive, Rugby,

Crowhurst Gale are pleased to present this superb detached family home with four well proportion bedrooms. The property is located in the highly sought after Overslade Manor Drive, which has a range of local amenities within easy reach, and is within catchment areas of schooling for all ages. Rugby Town Centre and rail/road networks are also close by. In brief, the property comprises: Entrance hallway, ground floor cloakroom W/C, lounge, dining room, kitchen and utility room. To the first floor there are four bedrooms with en-suite to the principal bedroom, and a family bathroom. Externally the property boasts good size gardens, double garage and off road parking for several vehicles. Further benefits include double glazing and gas central heating to radiators.

## Frontage

A well stocked front garden greets you as you approach the property with ample block paved parking area leading to a double garage.

## Entrance Hall

Stairs to first floor. Store cupboard. Door to

## Guest WC

Window to front aspect. WC and wash basin.

## Lounge 17'7" x 12'1" (5.36 x 3.69 )

Two windows to front aspect. Double doors to:

## Dining Room 10'11" x 10'1" (3.34 x 3.08)

Patio doors to gardens. Door to:

## Kitchen 11'7" x 10'8" max (3.55 x 3.27 max)

Window to rear aspect. Fitted kitchen with built in appliances. Storage cupboards.





**Utility Room 5'11" x 7'5" (1.81 x 2.27)**

Further storage. plumbing for white goods. Door leading to outside.

**First Floor Landing**

Storage cupboard. Airing cupboard, Doors leading off to:

**Principal Bedroom 12'4" x 12'6" (3.77 x 3.82 )**

Window to front aspect. Door to:

**En-Suite 5'10" x 8'11" (1.79 x 2.72)**

Panelled bath with power shower fitted over. WC and washbasin. Window to front.

**Bedroom Two 12'4" x 9'5" (3.77 x 2.88 )**

Window to front aspect.

**Bedroom Three 10'1" x 7'5" (3.09 x 2.28 )**

Window to rear aspect.

**Bedroom Four 3.25 max x 3.13**

Window to rear aspect.

**Bathroom 7'5" x 5'8" (2.27 x 1.74)**

Panelled bath with power shower fitted over. WC and washbasin. Window to rear.

**The Gardens**

The property is set on an undulating plot and the gardens have been beautifully designed to have a sense of flow and balance. Mostly laid with lawn with well-stocked borders and flower beds. Paved patio area, children's playhouse, garden shed and greenhouse.

**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.

**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.

**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.

**Tax Band**

Tax Band:

**Tenure**

Freehold

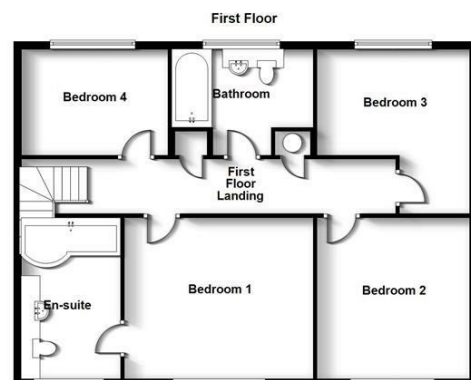
**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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

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