



Sandford Way, Rugby, Warwickshire
Guide price £535,000



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Crowhurst Gale Estate Agents are pleased to present to market this four bedroom detached property which also comes with a one bedroom annex, situated in the sought after area of Dunchurch. The property in brief comprises: entrance hall, dining room, lounge, kitchen/breakfast room and utility to the ground floor. To the first floor there are four bedrooms and a bathroom. The annex comprises: kitchen/diner, one bedroom with an en suite shower room. The property further benefits from Upvc double glazing, gas central heating, landscaped rear garden, double garage and off road parking. This property is offered with NO CHAIN.

Frontage

Lawn area with various shrubs and plants. Blocked paved drive providing off road parking. Access to double garage. Power points, outside courtesy lighting. Storm porch.

Entrance Hall

Enter via Upvc obscure part double glazed door with windows to the side. Oak staircase rising to the first floor. Oak doors to storage cupboards. Two radiators. Upvc double glazed window to the front aspect. Doors to:

Lounge 18'0" x 14'8" (5.51m x 4.49m)

Upvc double glazed window to the front and rear aspect. Two radiators. T.V aerial point. Feature gas fire. Door giving access into the annex.



Kitchen/Breakfast Room 18'1" x 11'0" x (5.53m x 3.36m x)

Upvc double glazed sliding patio doors opening onto the rear garden. Upvc double glazed window to the rear aspect. A range of eye and base level units with Corian work top surfaces inset sink with double drainer and mixer tap over. Tiled splash backs. Cooker, space for fridge/freezer. Tiled flooring. Radiator. Corian archway to:

Utility Room 7'1" x 5'10" (2.18m x 1.79m)

Upvc double glazed door into the rear garden with further window to the rear aspect. Fully tiled to the walls. Eye and base level units with Corian work top surfaces, inset sink with mixer tap over. Fitted washing machine. Tiled flooring, radiator. Access to further loft space.

Dining Room 25'0" into the bay x 12'4" max (7.64m into the bay x 3.78m max)

Upvc double glazed bay window to the front aspect. Upvc double glazed doors to the rear opening on to the rear garden. Door to under stairs storage cupboard. Two radiators.

Cloakroom

Upvc obscure double glazed window to the front aspect. Fully tiled suite. Low level w.c, vanity unit with wash hand basin. Heated towel rail.

First Floor Landing

Access to loft space with pull down ladder. Doors to:

Bedroom One 12'9" x 12'2" (3.89m x 3.71m)

Upvc double glazed window to the front aspect, radiator. A range of fitted wardrobes and drawers.

Bedroom Two 12'7" x 12'4" (3.86m x 3.78m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Three 9'4" x 8'9" (2.86m x 2.68m)

Upvc double glazed window to the rear aspect. Radiator.

Bedroom Four 8'10" x 8'10" (2.70m x 2.70m)

Upvc double glazed window to the rear aspect, radiator.

Bathroom 9'7" x 5'8" (2.93m x 1.75m)

Upvc obscure double glazed window to the rear aspect. A fully tiled suite comprising: bath with shower fitted over and further shower attachment. Low level w.c, wash hand basin. Range of cupboards. Heated towel rail.

Inner Hallway

Door to double garage. Opening into:

Annex Area**Kitchen/Diner 13'9" x 7'10" (4.20m x 2.39m)**

Upvc obscure double glazed door to the rear garden. Upvc double glazed window to the side aspect. A range of eye and base level units with work top surfaces, inset one and a half sink with tiled splash backs. Fitted four ring gas hob. Fitted double over. Fitted dishwasher. Fitted fridge and freezer. Door into:

**Bedroom 10'5" x 10'4" (3.19m x 3.17m)**

Upvc double glazed window to the side aspect, radiator. Door to:

En Suite Shower Room 10'0" x 2'11" (3.06m x 0.91m)

Upvc obscure double glazed window to the side aspect. A fully tiled suite comprising: enclosed shower cubicle, low level w.c, wash hand basin. Tiled flooring. Ceiling spotlights, heated towel rail.

**Garage 19'7" max x 14'6" (5.98m max x 4.44m)**

Electric door. Power and light connected. Access to further loft space.

Rear Garden

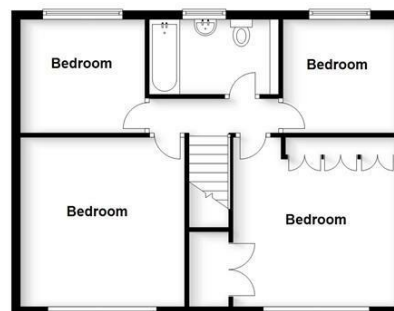
Enclosed rear garden with paved patio area. Mainly laid to lawn with planting borders. Outside tap and power points. Garden shed with power connected.



Ground Floor
Approx. 141.3 sq. metres (1520.6 sq. feet)



First Floor
Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 198.4 sq. metres (2135.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	73

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	65

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