



Monarch Close, Rugby, Warwickshire
£535,000



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Crowhurst Gale Estate Agents are pleased to present this immaculate family home set in a exclusive development close to the renowned Brownsover Hall Hotel. This well presented detached executive home is situated on an elevated, good size plot. In brief the home comprises: entrance hall, lounge, kitchen/breakfast room, utility, dining room, family room/study, shower room to the ground floor. Four double bedrooms with two having en suite facilities, family bathroom. Further benefits include double glazing, gas central heating, rear and side gardens, double garage and ample off road parking. To view this spectacular home call Crowhurst Gale Estate Agents 01788 522266.

Frontage

Ample off road parking. Access to double garage via up and over doors. Gravelled planted area with various tress and shrubs. Timber gates giving access into rear garden. Paved path leading to:

Entrance Hall

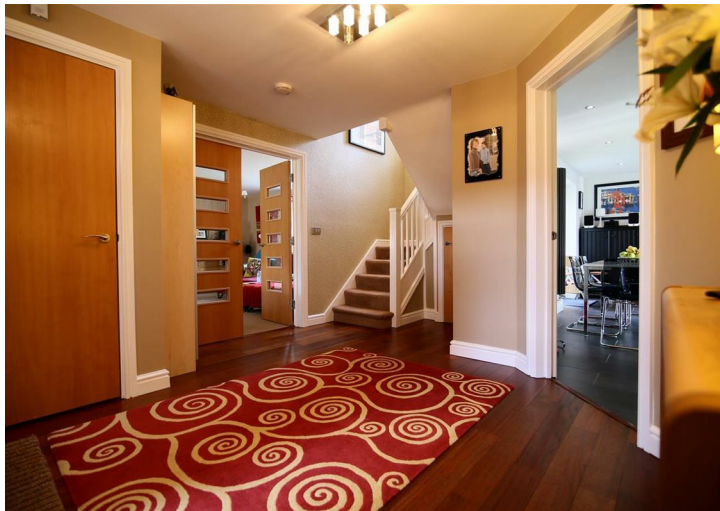
Enter via wood framed double glazed front door with window to side. Stairs rising to first floor, under stairs cupboard. Hardwood flooring, vertical radiator. Storage cupboard. Two radiators.

Lounge 20'4" x 15'8" (6.22m x 4.79m)

Feature inglenook fireplace with Living Flame gas fired log effect stove, tiled hearth, inset spotlights. Two radiators, wall lights. T.V aerial point. Double glazed box bay window to front aspect, further double glazed window to front. Double glazed french doors with windows to side leading to rear garden and patio area.

Kitchen/Breakfast 17'8" x 16'11" max (5.41m x 5.18m max)

Range of white base and eye level units with complementary granite work surfaces, tiling to splash back areas, stainless steel bowl sink unit with drainer. Built in gas hob with extractor over. Built in Bosch electric fan assisted double oven , built in microwave. Built in fridge/freezer and dishwasher. Island with granite work surface and further base level units, fitted drinks cooler. Tiled flooring, under floor heating. Ceiling spotlights. Two vertical radiator. Double glazed french doors leading to rear garden, further door to rear garden. Two double glazed windows to side aspect. Door to:



Utility Room

Eye and base level units with work surface inset stainless steel sink unit and drainer. Space and plumbing for washing machine, space for tumble dryer. Cupboard housing the hot water tank.

Dining Room 12'6" x 12'0" (3.83m x 3.67m)

Double glazed box bay window to rear aspect. Hardwood flooring, radiator.

Family Room/Study 13'4" x 11'4" (4.07m x 3.46m)

Double glazed french doors leading to rear garden. Hardwood flooring, radiator.

Shower Room

Fully tiled walls. Suite comprising: double shower cubicle, low flush w.c, wall mounted wash hand basin. Double glazed opaque window to front aspect.

First Floor Landing

Double glazed window to rear aspect. Spotlights, Vaulted ceiling, radiator. Doors to:

Master Bedroom Suite 15'7" x 11'2" (4.77m x 3.41m)

Five built in wardrobes. Two double glazed windows to side aspect. Two radiators. Door to:

En Suite 7'2" x 6'8" (2.20m x 2.05m)

Large shower enclosed wet room. Wall mounted twin wash hand basins, low flush w.c, radiator, extractor fan. Ceiling spotlights. Opaque double glazed window to side aspect. Fully tiled walls.

Bedroom Two 11'2" x 12'5" (3.42m x 3.80m)

Double glazed window to side aspect, radiator. Door to:

En Suite

Shower enclosed wet room. Low flush w.c, wall mounted wash hand basin. Heated towel rail radiator, extractor fan. Tiled flooring. Ceiling spotlights. Fully tiled walls.

Bedroom Three 13'2" x 10'3" (4.02m x 3.14m)

Two built in wardrobes, radiator, vaulted ceiling. Double glazed window to rear aspect.

Bedroom Four 13'1" x 9'6" (4.00m x 2.90m)

Two built in wardrobes, radiator. Double glazed window to front aspect.

Bathroom 10'0" x 7'0" (3.05m x 2.14m)

Part tiled walls. Suite comprising: double showercubicle, panelled bath with shower attachment. Low flush w.c, wall mounted wash hand basin. Tiled flooring, radiator. Opaque double glazed to front aspect.

Rear Garden

Enclosed rear and side gardens with paved patio area ideal for alfresco dining. Mainly laid to lawn with further paved patio area. Herbaceous shrubs and plant areas. Side garden mainly laid to lawn with paved patio area and astro turf strip. Two timber pedestrian gates to either side of property giving access to frontage.

Double Garage 18'8" x 17'5" (5.69m x 5.33m)

Personal door leading into garden. Power and light connected. Two up and over doors.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: G

Tenure

Freehold

Directions For Sat Nav

Directions For Sat Nav: CV21 1NX

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

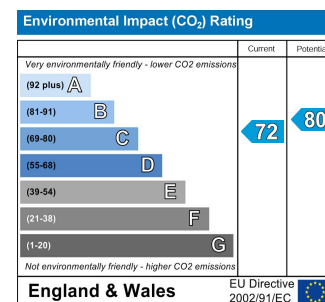
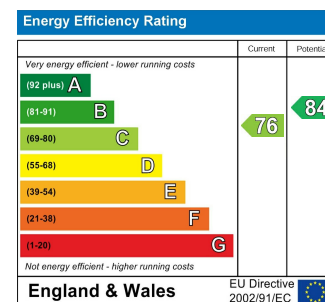
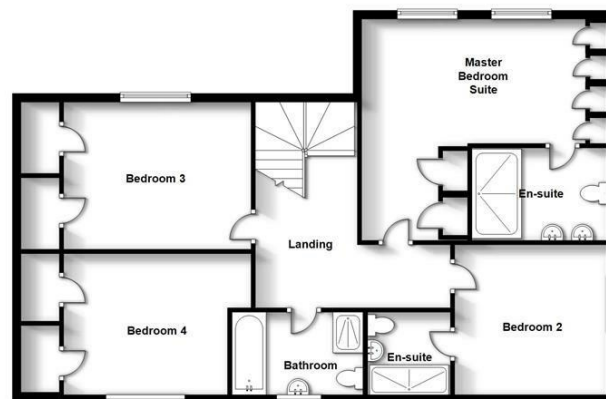




Ground Floor



First Floor



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