



Rugby Road, Dunchurch, Rugby
Guide price £725,000



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Crowhurst Gale are very pleased to present this unique family home boasting impressive design situated in arguably one of the most sought after residential locations of Dunchurch.

Greatly extended and designed by the current owners this substantial family residence provides spacious and flexible living accommodation across three floors. A large open plan living space is the heart of the home giving a versatile feel throughout the ground floor. French doors giving access to the rear garden and patio area which is ideal for alfresco dining and entertaining. Accommodation to the further two floors are to include: seven well proportioned bedrooms with family bathrooms to both floors and en-suite 'Jack and Jill' to the master and second bedroom. Outside there is a garden room/Annex ideal for a home office or gym. To the front there is ample off road parking leading a double garage.

Frontage

Ample parking for several vehicles. Access to Double Garage.

Entrance Porch

Double glazed leaded glazed door leading into porch, inset spotlights and 'Amtico' flooring.

Entrance Hall

Enter via double glazed door into light and spacious hallway. 'Amtico' flooring. Radiator. Under-stairs storage cupboard with hanging rail and shelving. Stairs to first floor. Doors leading to:

Lounge 17'1" x 15'1" (5.23 x 4.60)

Feature fireplace with inset 'Aga' multi fuel burner. Double glazed window to front. Radiator.

Open Plan Living/Kitchen/Dining Room 26'4" x 19'6" (8.05 x 5.96)

This is the real 'hub of the house' which provides a great open space for all the family to use at once and for dinner parties with friends: Double glazed window to the rear. Double glazed 'French doors' leading to rear garden and patio area. Inset spot lighting. Under floor heating powered by gas boiler. Heating controls. Polycarbonate one and a half bowl sink and drainer with mixer tap fitted. further circular sink with mixer tap. A range of base and wall mounted units and further floor to ceiling units. Two 'Whirlpool' halogen hobs with two 'Bosch' extractor fans fitted over. Three integrated 'Whirlpool' ovens. Island unit providing extra work top space and breakfast bar. 'Amtico' flooring,



Utility Room 13'9" x 6'1" (4.20 x 1.86)

Polycarbonate sink and drainer and mixer tap fitted with base unit underneath. Ceramic tiling. Plumbing and space for washing machine and tumble dryer. 'Amtico' flooring. Opaque double glazed window into garage. Doors leading to:

Cloakroom

Opaque double glazed window to rear. Wall mounted wash hand basin. W.C. Laminate flooring. Cupboard housing gas 'Worcester' boiler servicing hot water, underfloor and central heating.

Garaging 18'0" x 9'6" (5.51 x 2.91)

Single garage with light and power connected. Electric fuse box.

Garaging 29'1" x 8'8" (8.87 x 2.65)

Tandem garage with power and light connected. Up and over door to front and wooden double doors to the rear giving direct access to the rear garden. Storage to the apex of roof.

First Floor Landing

Spacious landing with Double glazed window to front. Stairs to second floor. Understairs storage cupboard. Doors to:

Master Bedroom 20'2" x 14'1" (6.15 x 4.30)

Juliet balcony with double glazed doors and windows. Cupboard housing 'Stelflow' hot water tank. Radiator. Door to:

Jack & Jill En-Suite 8'7" x 8'6" (2.62 x 2.61)

Large shower enclosure with glass screening and twin head showers fitted. Ceramic tiling. two wash hand basins set within. Concealed cistern W.C. Double glazed window to rear. vertical Radiator. 'Amtico' flooring

Bedroom Two/Nursery/Dressing Room 19'8" x 9'5" (6.00 x 2.89)

Double glazed window to rear. Radiator. Laminate flooring. Door into Jack and Jill En-Suite.

Bedroom Three 11'10" x 11'4" (3.63 x 3.47)

Double glazed window to front. Radiator. Laminate flooring.

Bedroom Four 9'5" x 11'10" (2.89 x 3.63)

Double glazed window to front. Radiator. Laminate flooring.

Bathroom 9'10", 13'2" x 6'9" (3.40 x 2.07)

Four piece comprising: 1900 x 900 panelled bath with mixer taps fitted, (1200 x 850) bow fronted shower enclosure with twin head shower attachments. 'Amtico' flooring

Second Floor Landing

Skylight window to ceiling. Airing cupboard with radiator. Doors leading off to:

Bedroom Five 23'1" x 11'6" (7.04 x 3.52)

Front and rear double glazed fully opening 'Velux' windows with blinds and heat resistant screens fitted. Radiator. Eaves storage cupboard.

Bedroom Six 23'0" x 9'7" (7.02 x 2.93)

Front and rear double glazed fully opening 'Velux' windows with blinds and heat resistant screens fitted. Eaves storage cupboard. Radiator.

Bedroom Seven 8'0" x 10'0" (2.44 x 3.06)

Front double glazed fully opening 'Velux' window with blinds and heat resistant screens fitted. Radiator. Eaves storage cupboard.

Bathroom

Sunken bath with mixer taps fitted. Separate shower enclosure with 'Triton' electric shower fitted. Vanity unit with wash hand basin. W.C. Rear double glazed fully opening 'Velux' window with blinds and heat resistant screen fitted. 'Amtico' flooring.

Rear Garden

Enclosed rear garden with paved patio area leading on to the lawn. Garden pond. Well stocked flower and shrub borders. Various trees. picket fencing with gate giving access to the rear of the garage and into the utility room.

**Garden Room/Annex (Ideal Home Office/Gym)**

Enter via double glazed French doors in to small inner porch. Doors leading to:

Annex Room 1 9'1" x 8'9" (2.79 x 2.67)

Double glazed window. Shower enclosure with electric shower fitted.

W.C.

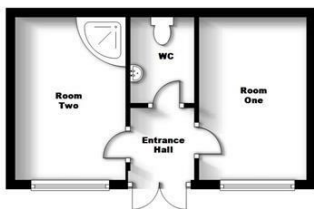
W.C. and vanity wash hand basin.

Annex Room 2 8'9" x 9'1" (2.67 x 2.77)

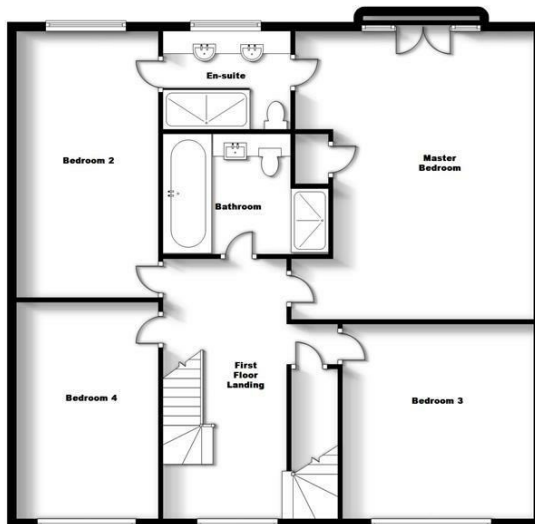
Double glazed window.



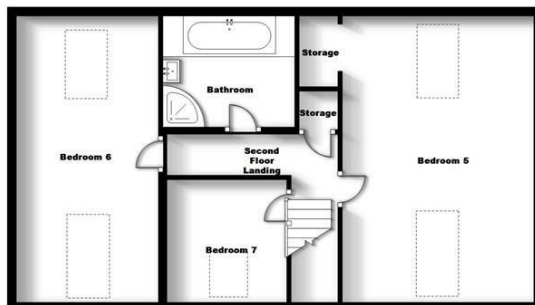
Garden Room/ Annex



First Floor



Second Floor



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		75	81
		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		71	75
		EU Directive 2002/91/EC	

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