



**Juliet Drive, Woodlands, Rugby**  
**Offers over £425,000**



# Juliet Drive, Woodlands, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this well presented detached property, situated on the highly sought after area of Woodlands, Rugby. This property is located close to popular schooling, bus routes and local amenities to include Sainsburys Super Store. Along with its enviable position, this property also benefits from having no upward chain. In brief this property offers versatile accommodation to include: entrance porch, entrance hall, lounge, dining room, kitchen, conservatory, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, a large tandem garage and off road parking.

## Frontage

Mainly laid to lawn with various shrubs, trees and flower borders. Block paved driveway leading to garage. Continuation of block paved pathway leading around the side of the property with access via a wrought iron gate.

## Porch

Enter via leaded glazed wooden door in to porch, tiled flooring and glazed door into:

## Entrance Hall

Stairs to first floor. Coat hooks. Doors to:

## Guest WC

Opaque glazed window to rear aspect. WC and wash basin set in a vanity unit. Tiled walls. Radiator.

## Lounge 22'10" x 14'11" into bay 11'3" min (6.97 x 4.56 into bay 3.43 min)

Feature gas fire place with marble hearth. Three radiators. Leaded double glazed window to front aspect and further leaded bow window to front aspect.



**Dining Room 12'10" x 13'6" (3.92 x 4.12)**

Double glazed sliding patio doors leading to rear garden. Doors leading to kitchen and conservatory. Two radiators. Coving to ceiling.

**Kitchen 11'10" x 9'7" (3.62 x 2.93)**

Door and window into Conservatory. Polycarbonate sink and drainer unit with mixer tap fitted over and base unit underneath, further base and wall units. Rolled work surfaces. Island unit. 'Neff' electric hob and microwave. Extractor hood. 'Hotpoint' Electric oven. Slimline dishwasher. Ceramic tiling. Small window to side. Under stairs cupboard. Radiator.

**Conservatory 10'9" x 9'8" (3.30 x 2.97)**

Constructed of wooded and double glazed panels with a pitched polycarbonate roof. Double doors lead to rear garden. Tiled flooring. Radiator.

**Utility Room 7'1" x 3'2" (2.16 x 0.97)**

Plumbing for washing machine. Space for upright freezer. Window to side aspect. Storage units.

**First Floor Landing**

First Floor Landing Cupboard housing hot water tank. Access to boarded loft. Doors to:

**Bedroom One 11'3" x 13'6" (3.43 x 4.14)**

Leaded double glazed windows to front aspect. A range of fitted wardrobes and a dressing table. Eves storage. Radiator.

**Bathroom 7'5" x 8'9" (2.28 x 2.69)**

Opaque double glazed window to the rear. P Shaped panelled bath with shower fitted over. Wash hand basin and WC. Ceramic tiling. Fitted cabinets. Heated towel rail. Radiator.

**Bedroom/Office/Dressing Room 8'11" x 9'4" (2.72 x 2.87)**

Double glazed window to the rear aspect. Radiator. Door leading to:

**Bedroom 15'11" x 10'3" (4.86 x 3.13)**

Window to rear aspect. Built in wardrobe. Eves storage. Radiator.

**Rear Garden**

The garden is very well stocked with various shrubs and trees. Lawned area, patio area and paved pathway. Green house. Summerhouse.

**Garage 28'4" x 7'11" (8.65 x 2.42)**

Up and over door. Personal door to garden. Power and light connected

**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.

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**Local Authority**

Rugby Borough Council

**Tenure**

Freehold

**Viewing**

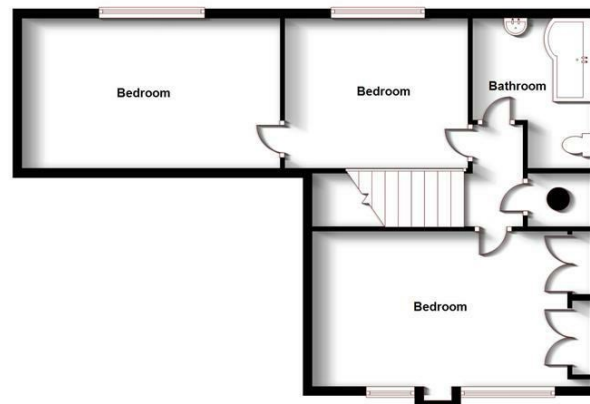
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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		

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

