Dreyer Close, Rugby, Warwickshire
Guide Price £350,000

crowhurst gale

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Crowhurst Gale are pleased to present to market this three bedroom detached property in a cul-de-sac location. The house originally had four bedrooms, but was converted in to a large three bedroom by the current owners. Other additions include a luxury bathroom, utility room with shower, study/games room and an extension to the rear of the property to create a open plan living/kitchen/dining room with bi-fold doors and lantern roof light. The property still retains a lounge to the front of the house for quiet evenings in front of the TV. Outside has a rear garden with a metal frame gazebo with adjustable louvred roof and hot tub. There is parking for two cars to the front of the property.

Frontage
Parking for two vehicles.

Entrance Hall
Stairs to first floor. Doors to:

Lounge 17'1" x 10'3" (5.21m x 3.12m)
Bow window to front aspect.

Living/Kitchen/Dining Room 24'3" x 15'4" (7.40 x 4.69)
Open plan areas with fitted kitchen with range cooker, dining area with central island. Living area with sky-light and bi-fold doors.

Office/Hobby Room 7'9" x 13'11" (2.38 x 4.26)
French doors to rear garden and patio.

Utility Room 9'10" x 7'11" (3.00 x 2.43)
Plumbing for washing machine. Space for further appliances. Shower and WC.

First Floor Landing

Bedroom One 15'5" max x 10'2" max (4.72 max x 3.12 max)
Two windows to front.

Bedroom Two 11'7" x 6'10" (3.55 x 2.10)
Window to the rear.

Bedroom Three 8'4" x 8'2" (2.56 x 2.51)
Window to the rear

Bathroom
Luxury bathroom with spa bath, shower enclosure, WC and wash hand basin. Under floor heating.

Rear Garden
The rear garden has a lovely sunny aspect with a metal frame gazebo with adjustable louvred roof. Hot tub. Artificial lawn. Enclosed with wooden fencing.

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.

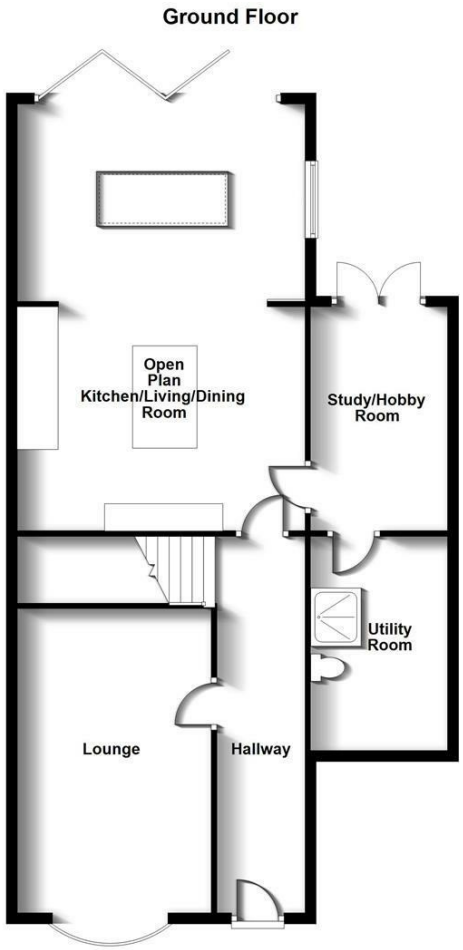
Local Authority
Rugby Borough Council

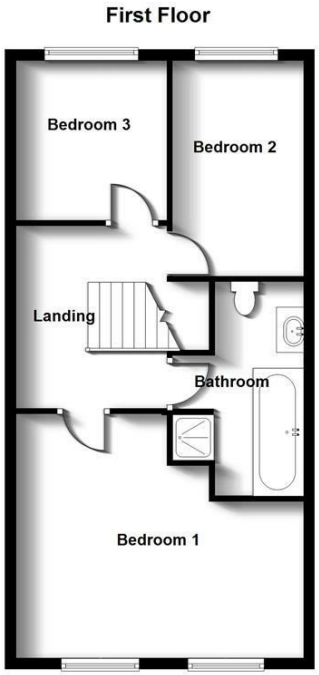
Tenure
Freehold

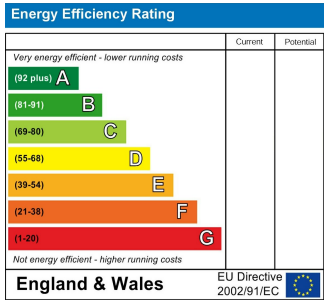
Tax Band
Tax Band: D

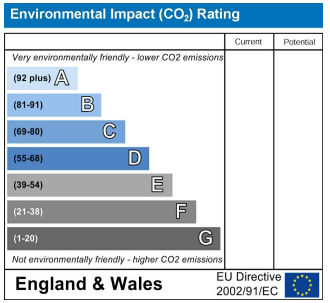
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266









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