Falstaff Drive, Woodlands, Rugby
Guide Price £340,000

crowhurst gale

Falstaff Drive, Woodlands, Rugby

Crowhurst Gale Estate Agents present to market this extended detached bungalow in the sought after area of Woodlands, Rugby. The bungalow is well situated for local amenities and a regular bus service. In brief the property comprises: entrance hall, lounge, dining area, kitchen, two bedrooms and bathroom. The property further benefits from: double glazing, gas central heating, front and rear gardens. Off road parking and garage.

Frontage
Front lawn with central tree and various shrubs and plants. Driveway providing off road parking. Gates opening onto further drive and access to the garage and rear garden.

Entrance Hall
Enter via obscure double glazed door with window to the side. Radiator. Access to loft space, door to storage cupboard. Doors to:

Open Plan Lounge/Diner

Lounge Area 18'4" x 11'5" (5.59m x 3.49m)
Double glazed window to the side aspect. Ceiling spotlights. Feature gas fire with surround. T.V aerial point. Augusta Oak flooring. Opening into:

Dining Area 18'10" x 19'2" into kitchen area narrowing to 9'8" (5.76m x 5.86m into kitchen area narrowing to 2.95m)
Double glazed french doors opening into the rear garden. Two double glazed windows to the rear aspect. Ceiling spotlights, two radiators, continuation of flooring.

Kitchen Area
Double glazed window to the side aspect. Obscure double glazed door to the side. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor above. Fitted double oven. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Ceiling spotlights, tiled flooring.

Bedroom One 11'8" x 10'0" (3.56m x 3.06m)
Double glazed window to the front aspect, radiator.

Bedroom Two 11'7" x 9'5" (3.54m x 2.89m)
Double glazed window to the front aspect, radiator.

Bathroom 7'10" max x 5'1" (2.41m max x 1.55m)
Double glazed obscure window to the side aspect. A fully tiled suite comprising: bath with shower fitted over. Vanity unit with inset wash hand basin. Low level w.c. Heated towel rail, tiled floor. Ceiling Spotlights.

Rear Garden
A mature enclosed rear garden. Paved patio area with shrubs and plants. Space for garden shed and green house. Access to the garage via wooden personal door and up and over door to the front.

Garage 18'8" x 8'10" (5.70m x 2.70m)
Up and over door to the front. Door to garden. Window to the rear. 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.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer 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.

Local Authority
Rugby Borough Council

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.

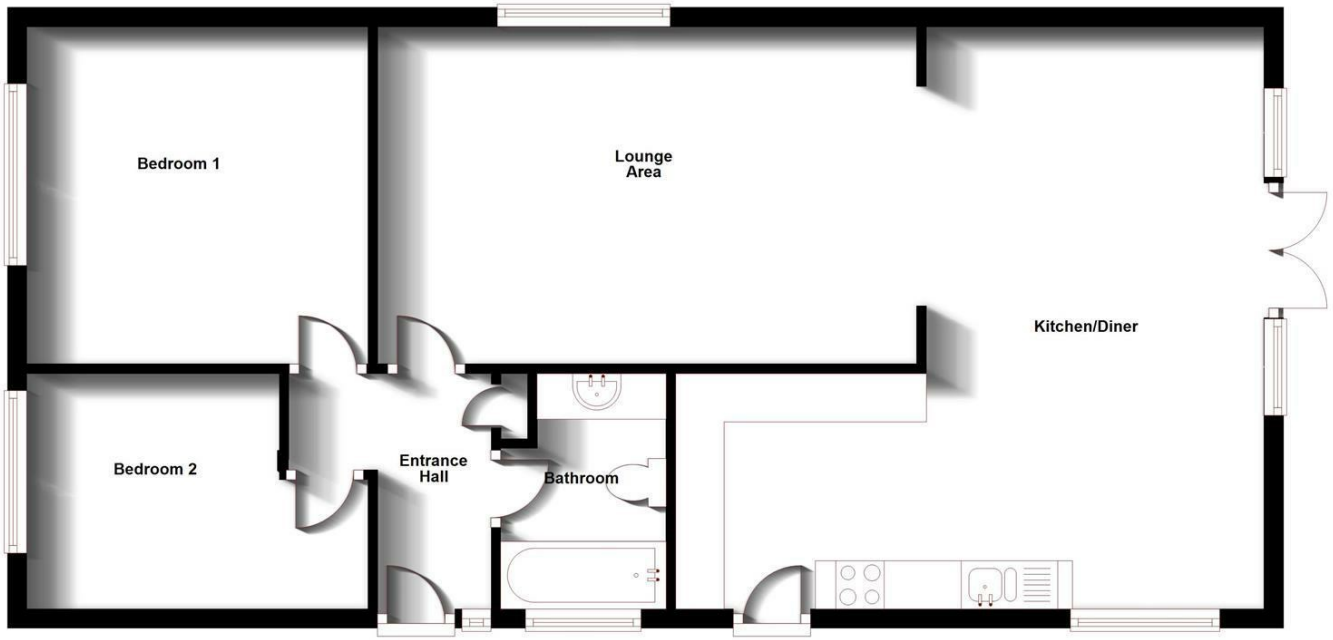
Tax Band
C

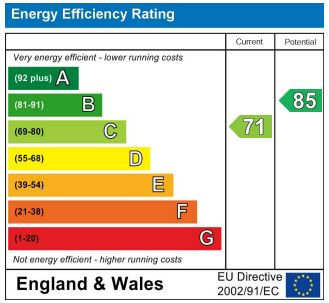
Tenure
Freehold

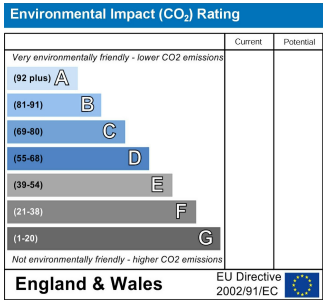
Directions For Sat Nav
CV22 6LJ

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor







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