



Plantagenet Drive, Woodlands, Rugby
Offers over £225,000



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Crowhurst Gale Estate Agents are pleased to present to market this modern and well presented three bedroom semi detached home, in the sought after area of Woodlands. In brief the home comprises: entrance hall, open plan lounge/dining room, kitchen, bedroom three/study to the ground floor. Two double bedrooms and bathroom with under floor heating to the first floor. Further benefits include Upvc double glazing, gas central heating, landscaped rear garden, off road parking and a detached garage.

Frontage

Pattern imprinted concrete driveway to side providing off road parking with a further gravel area to the front to create further off road parking. Access to garage. Double timber gates opening onto rear garden.

Entrance Hall

Enter via obscure double glazed door with obscure window to side. Stairs rising to the first floor. Door to cupboard, radiator. Doors to:

Open Plan Lounge/Diner 26'11" x 10'0" max (8.22m x 3.06m max)

Lounge Area: Upvc double glazed window to front aspect. T.V aerial point, radiator.

Dining Area: Upvc double glazed french doors opening onto paved patio area, radiator.



Kitchen 10'9" x 7'6" (3.28m x 2.31m)
Upvc double glazed window to front and side aspect. A range of eye and base level units with wooden work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor above and double electric fan assisted oven below. Fitted 'Hotpoint' slimline dishwasher, fitted 'Hotpoint ' washing machine. Fitted fridge. Breakfast bar, radiator. Ceiling spotlights.

Bedroom Three/Study 8'11" x 7'9" (2.74m x 2.37m)
Upvc double glazed window to rear aspect, radiator.

First Floor Landing
Upvc double glazed window to side aspect. Door to eaves storage. Doors to:

Bedroom One 11'6" x 9'5" (3.51m x 2.89m)
Upvc double glazed window to rear aspect. Radiator.

Bedroom Two 11'5" x 9'10" (3.49m x 3.01m)
Upvc double glazed window to front aspect, radiator. Door to eaves storage.

Bathroom 11'1" x 6'2" (3.38m x 1.88m)
Upvc obscure double glazed window to side aspect. An impressive fully tiled suite comprising: panelled bath with water fall mixer tap and double outlet shower fitted over. Pedestal wash hand basin, low level W.C. Heated towel rail. Tiled flooring with under flooring heating. Door to cupboard housing combi boiler and shelving. Ceiling spotlights.

Rear Garden
Landscaped rear garden with paved patio area ideal for outside entertaining with path to further patio area. Lawn area. Outside courtesy lighting. Personal door into garage. Double wooden gates giving access to to frontage.

Garage
Access via up and over door. Personal door into rear 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.

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.

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

Tax Band
Tax Band: C

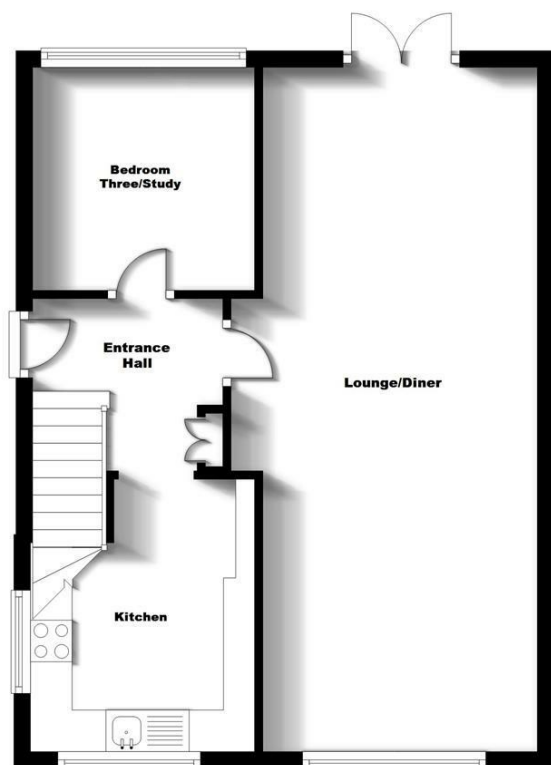
Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV22 6LB

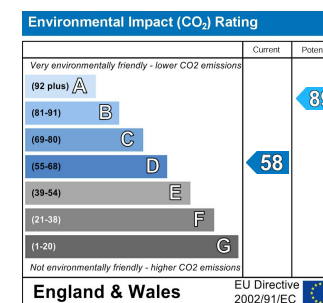
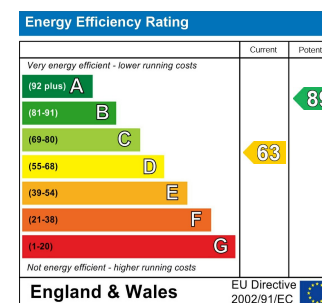
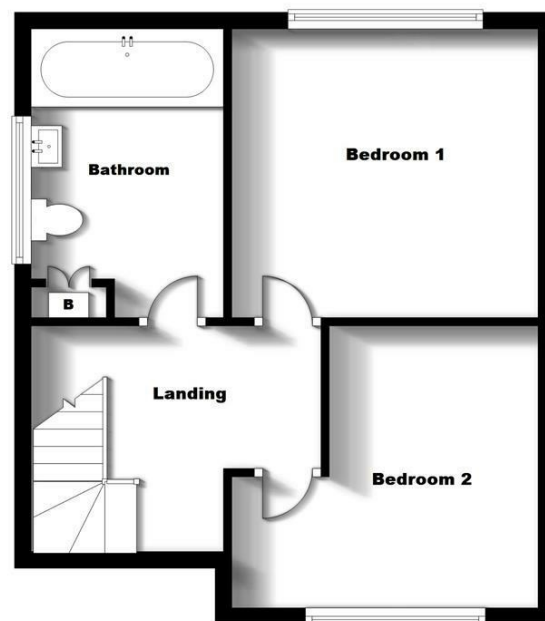
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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