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

crowhurst gale

Dreyer Close, Rugby, Warwickshire

Crowhurst Gale estate agents are pleased to present this beautifully renovated and extended property in Dreyer Close, Bilton. The current owners have created a well designed four bedroom property briefly comprising: entrance porch, sitting room leading through to a home office, spacious living/dining/kitchen with bi-fold doors leading to the rear garden and patio area. Utility room and ground floor cloakroom/WC. Four well proportioned bedrooms, with the principle bedroom having en-suite and dressing room facilities. Family bathroom. Outside, the gardens envelope three sides of the property and include; patio areas, lawned area and a summer house currently used as a bar. Off road parking and separate garage. Book your viewing now to avoid disappointment.

Frontage
Parking area and small front garden. Gate to rear garden.

Entrance Porch
Door into:

Sitting Room 14'9" x 13'9" (4.52 x 4.21)
Stair leading to first floor. Throughfare to:

Office Space 12'1" x 11'11" (3.70 x 3.64)
Windows to front and side aspects.

Living/Dining/Kitchen 20'0" x 18'1" (6.12 x 5.53)
Fitted kitchen with island unit and breakfast bar. Three 'Velux' windows and bi-fold doors leading to gardens.

Utility Room 6'8" x 9'6" (2.04 x 2.90)
Plumbing for appliances. Window and door to side aspect.

Cloakroom 7'10" x 6'4" (2.39 x 1.94)
WC and washbasin. Cupboard housing gas boiler. Opaque window to rear.

First Floor Landing
Fitted wardrobe. Doors to:

Principal Bedroom 13'1" x 12'0" (4.00 x 3.68)

En-Suite Shower 8'2" x 6'0" (2.51 x 1.84)
Large shower enclosure, WC and washbasin. Opaque window to rear.

Dressing Room 8'2" x 5'2" into fitted wardrobes (2.51 x 1.60 into fitted wardrobes)
Fitted wardrobes. Window to rear.

Bedroom Two 11'6" x 8'1" (3.53 x 2.47)

Bedroom Three 8'3" x 7'8" (2.53 x 2.35)
Window to front.

Bedroom Four 7'10" x 6'5" (2.40 x 1.97)
Window to front.

Family/Guest Bathroom 6'11" x 6'4" (2.11 x 1.94)
Panelled bath. WC and washbasin.

Gardens
Gardens to front, side and rear of the property. Timber summer house currently used as a bar.

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.

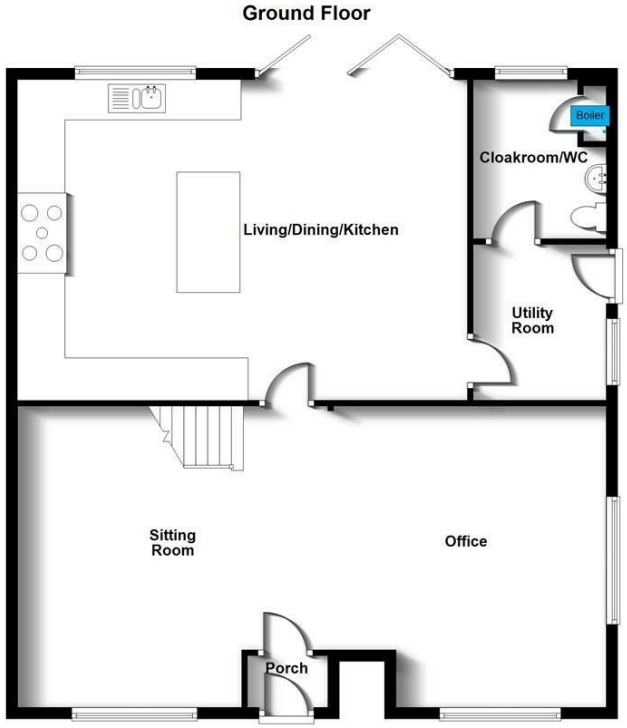
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

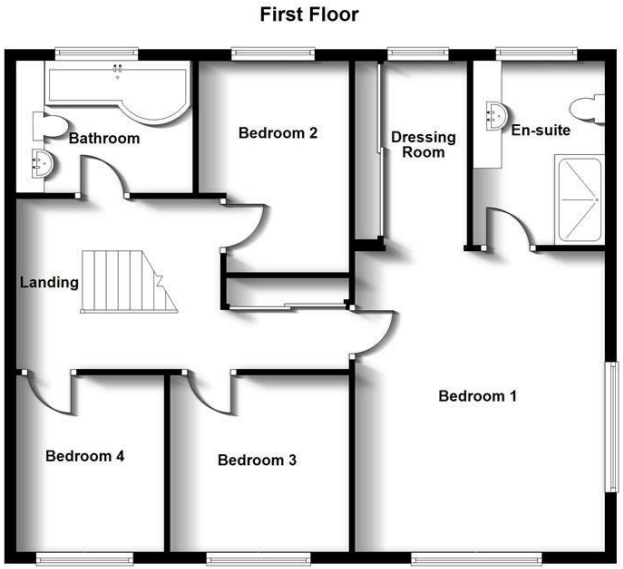
Tax Band
Tax Band: D

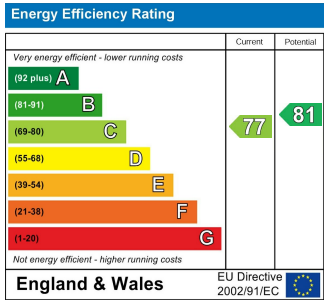
Tenure
Freehold

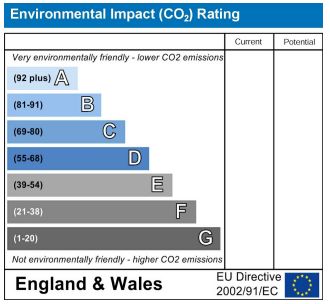
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266









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