Crick Road, Rugby,
Guide Price £395,000

crowhurst gale

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Crowhurst Gale are very pleased to present this attractive, modern detached bungalow built in 2017 which offers spacious and beautifully presented living accommodation throughout. This versatile bungalow benefits from no onward chain and is located in the highly sought after Hillmorton area of Rugby, within catchment of the 'outstanding rated' Ashlawn school, the property sits on a plot which features a driveway to the front and a parking area and single garage to the rear in addition to an enclosed, low maintenance rear garden with artificial lawn and patio areas. The well proportioned accommodation comprises in brief of an entrance hall, lounge, stunning fitted kitchen/diner with integrated appliances, a family bathroom, en-suite to master bedroom, and another two bedrooms. The property offers truly ready to move into accommodation, which further benefits from double glazing and gas central heating. The area is well served by a wide range of shops and amenities, very well regarded schooling, and excellent transport links to include regular bus routes, easy access to the regions central motorway networks including the M1/M6 and M45. Rugby train station is a short ten minute drive away and operates mainline services to London Euston in just 48 minutes

Frontage
Parking area for two vehicles. Pathway to front door. Flower and shrub bed.

Entrance Hall
Enter Double glazed front door into light and airy hallway. Storage cupboard with space and plumbing for washing machine and tumble dryer. Doors leading off to:

Lounge 13'10" x 14'2" (4.23 x 4.33)
Double glazed box bay window to front. Feature gas fireplace. Radiator.

Kitchen/Dining Room 20'0" x 10'0" (6.10 x 3.07)
Double glazed sliding patio doors leading to rear garden. Part tiled and part carpeted flooring. Stainless steel sink and drainer. A range of kitchen units. Built in microwave, fridge/freezer, 'Bosch' fan assisted oven and electric hobs.

Bedroom One 13'3" x 12'7" (4.04 x 3.86)
Fitted wardrobes and dresser with drawers. Radiator. Double glazed window overlooking the rear garden. Door into:

En-Suite Shower 3'10" x 8'1" (1.18 x 2.48)
Large shower cubical. WC. Wash hand basin. Tiling. Opaque double glazed window to the side.

Bedroom Two 10'1" x 9'6" (3.08 x 2.90)
Skylight window with fitted blind. Radiator.

Bedroom Three 9'0" x 9'7" upto fitted wardrobes (2.76 x 2.93 upto fitted wardrobes)
Fitted wardrobes. Radiator. Double glazed window to side.

Bathroom
Opaque double glazed window to side. Panelled bath with shower fitted over. Vanity unit with inset wash hand basin. WC. Heated towel rail

Rear Garden
The rear garden is low maintenance which is laid to lawn with a paved patio area and a paved pathway which runs to the back door and to the side of the bungalow to the front.

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.

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.

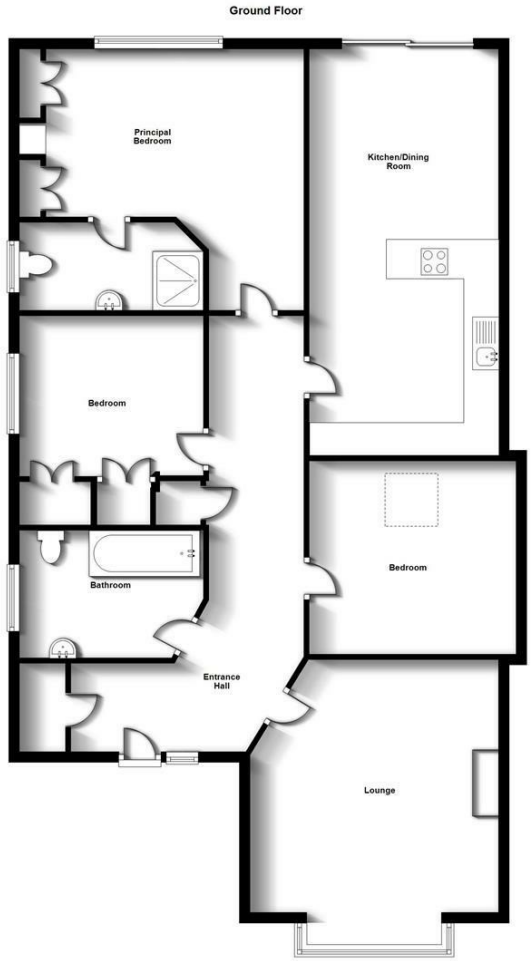
Local Authority
Rugby Borough Council

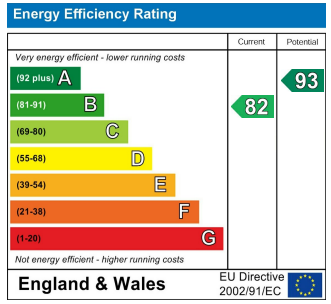
Tax Band
Tax Band: E

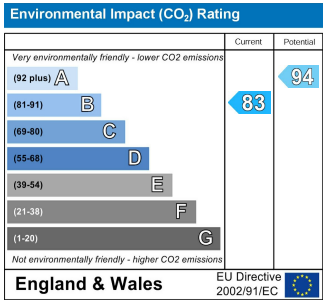
Tenure
Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266







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

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