



Bracken Close, Rugby, Warwickshire
Guide price £234,500



Bracken Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this immaculately presented detached home, the property has undergone a refurbishment from the current owners, the property is located in a quiet cul-de-sac placed well for local amenities, schooling and transport links. In brief the home comprises: entrance porch, lounge, dining room, refitted kitchen and a utility room to the ground floor. To the first floor there are three well proportioned bedrooms, a refitted bathroom and a refitted en-suite to the master bedroom. Further benefits include: upvc double glazing, gas central heating, rear garden, integral garage and off road parking. This property must be viewed 01788 522266.

Frontage

Driveway providing off road parking leading to Garage. Access to rear garden via timber gate.

Entrance Porch

Enter via Opaque double glazed door. Opaque double glazed window to front. Radiator. Laminate flooring. Door into:

Lounge 14'5" x 10'10" (4.41 x 3.31)

Double glazed window to front aspect. Feature fireplace. Stairs rising to first floor, radiator.

Dining Room 10'9" x 8'0" (3.29 x 2.46)

Double glazed sliding patio doors onto rear garden. Radiator. Door To:



Kitchen 11'5" x 8'2" (3.48m" x 2.49m")

Double glazed door to rear garden. Double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Built in gas hobs with extractor over and electric fan assisted oven underneath. Space and plumbing for dishwasher. Radiator. Laminate flooring. Door to under-stairs storage cupboard. Door to:

Utility Room 8'3" x 4'0" (2.52 x 1.23)

Continuation of laminate flooring. Rolled worktop surfaces. Wall units. Pluming and space for washing machine, fridge, freezer and tumble dryer. Gas combination boiler.

Landing

Alcove with shelving. Radiator. Doors to:

Bedroom One 12'2" x 10'9" (3.73 x 3.28)

Double glazed window to rear aspect. Radiator. Door To :

En-suite Shower 5'3" x 8'3" (1.62 x 2.53)

Obscure double glazed window to front. Shower Enclosure with mains shower fitted. WC . Wash hand basin within a vanity unit.

Bedroom Two 11'0" x 10'6" (3.37 x 3.22)

Double glazed window to front aspect. Radiator.

Bedroom Three 8'3" x 8'3" (2.52 x 2.54)

Double glazed window to front aspect. Radiator.

Bathroom

Opaque double glazed window to rear aspect. A four piece part tiled suite comprising: Panelled corner with mixer taps, fully tiled double shower cubicle. Vanity unit with inset wash hand basin and low level W.C. Fitted wall mounted cabinets. Heated towel rail.

Rear Garden

Mainly laid to lawn with paved patio area. Side access. enclosed with panelled 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 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**

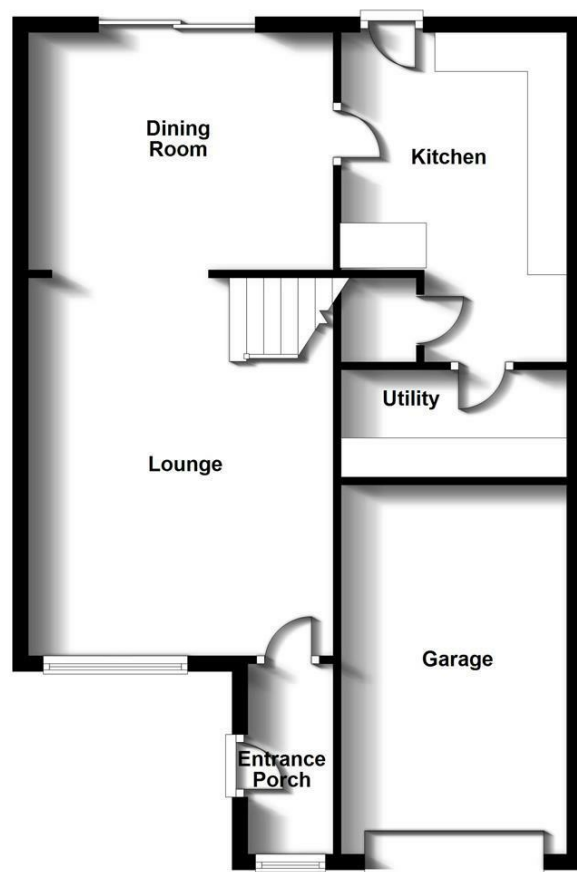
Directions For Sat Nav: CV22 6AL

Viewing

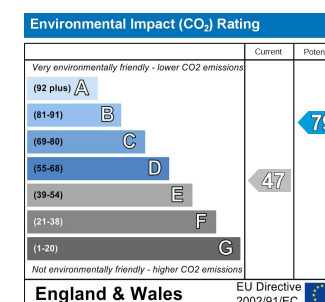
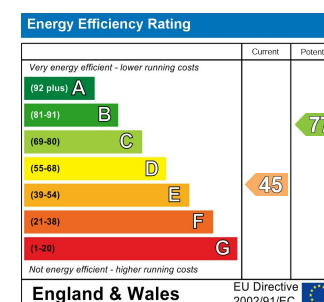
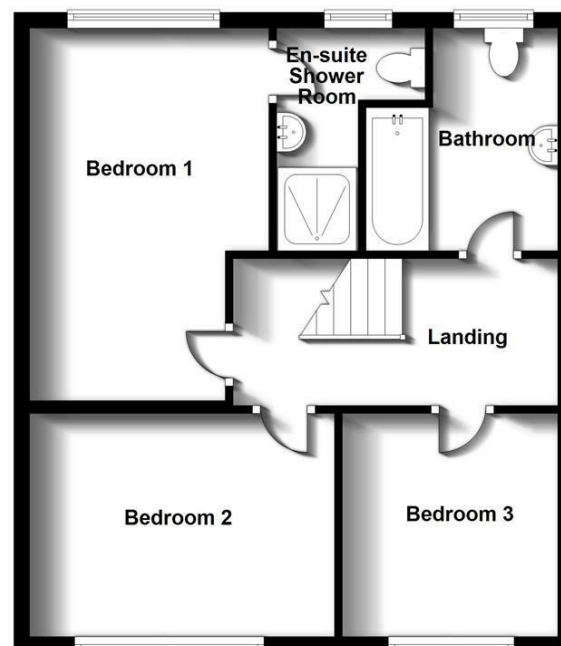
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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

