



Critchley Drive, Dunchurch, Rugby, Warwickshire
£590,000

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Crowhurst Gale are pleased to present this attractive detached property, which enjoys a prime position on a quiet cul-de-sac within the historic and highly sought-after village of Dunchurch. This beautiful family house sits on a superb plot comprising of a block paved driveway and integral double garage, providing ample off road parking to the front aspect, and a private, established south facing garden with lawned and sunny patio/entertaining space to the rear aspect.

The well-presented and spacious living accommodation comprises in brief of an entrance hallway and guest WC, generous lounge with open stairs leading to the first floor, conservatory opening out to the established private garden, and a modern kitchen with shaker style cabinetry and solid surface worktops though to a dining area on the ground floor.

The first floor features a landing area, a four piece family bathroom with separate bath and shower, generous master bedroom, and three further well-proportioned bedrooms. All bedrooms also boast built in storage.

This property will make a superb home providing ready-to-move-into accommodation and further benefits from double glazing and gas central heating.



Location

The village of Dunchurch is very well served by a wide range of local shops and amenities, including a post office, doctors and dental surgeries, pharmacy, hair and beauty salons, restaurants, public houses and takeaways, well regarded schooling for all ages, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and is just a short ten minute drive from Rugby train station which operates mainline services to London Euston in just 48 minutes.

Entrance Hall

Guest WC 3'3" x 6'0" (1.00 x 1.85)

Lounge/Dining Room 22'2" max x 15'9" max (6.78 max x 4.81 max)

Conservatory 12'4" x 8'3" (3.77 x 2.53)

Kitchen 15'3" x 8'11" (4.67 x 2.73)

Breakfast Room 8'1" x 11'1" (2.48 x 3.39)

First Floor Landing

Bedroom One 10'6" x 10'3" (3.22 x 3.14)

En-Suite Shower Room 7'6" x 4'5" (2.30 x 1.36)

Bedroom Two 14'1" x 9'1" (4.30 x 2.79)

Bedroom Three 8'0" x 12'0" (2.45 x 3.68)

Bedroom Four 11'3" x 8'1" (3.45 x 2.48)

Bathroom 11'7" x 5'10" (3.54 x 1.80)

Garage 16'8" x 15'9" (5.10 x 4.82)

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.

Local Authority

Rugby Borough Council



Tax Band

Tax Band: F

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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