



Weston Close, Dunchurch, Rugby, CV22 6QD



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are please to offer for sale this extended four bedroom property which is situated in the extremely desirable DUNCHURCH village. Located within easy walking distance of the thriving village and all of its excellent amenities which includes the ever popular Dun Cow Inn and restaurant, Ann-Marie's florists, doctors surgery, post office and Lucy Locketts hairdressers with many more independent shops and businesses. For commuters there is easy access to M45/A45/A46 and both Dunchurch infants and Junior schools are on the doorstep.

The property is well maintained offering spacious accommodation throughout to include on the ground floor: entrance porch, hallway, open plan kitchen/dining/family room with doors onto the garden and plenty of versatility as to how you use this fantastic space within the home. The kitchen has been fitted with a comprehensive range of 'on trend' shaker style units with feature centre island. There's an integrated fridge/freezer, space for dishwasher and range style cooker. Leading off of the kitchen area is a handy utility and separate W.C, and, completing the ground floor is a cosy lounge with French doors onto the garden. To the first floor the generous master bedroom benefits from built in wardrobes and a modern on suite with large shower enclosure. A second double bedroom looks out to the front aspect of the property and there are two further good sized bedrooms. A refitted family bathroom finishes the first floor of this great extended semi detached perfectly. The property further benefits from gas central heating and upvc double glazing throughout.

Externally this family home has an enclosed rear garden offering a huge amount of privacy. Fully enclosed by timber fencing, and mainly laid to lawn with large decked seating area and paved patio. Secure gated access leads to the front of the property where there is a single garage and driveway for at least two cars.

**VIEWING STRONGLY ADVISED.**

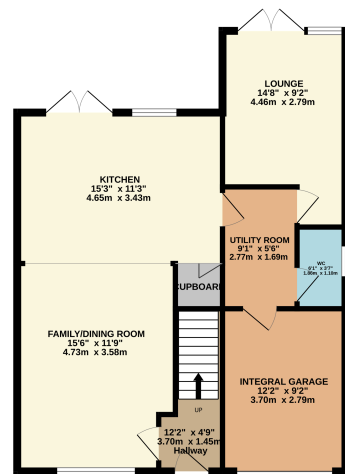




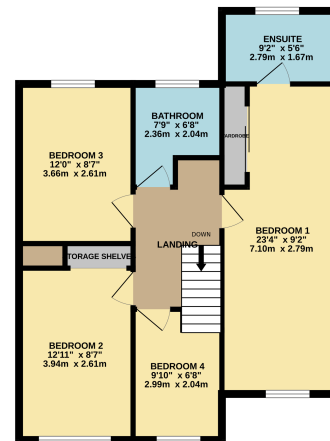
- DUCHURCH
- WALKING DISTANCE TO AMENITIES
- EXTENDED SEMI DETACHED
- REFITTED KITCHEN
- FOUR BEDROOMS
- REFITTED BATHROOM & ENSUITE
- UTILITY AND GROUND FLOOR W.C
- OPEN PLAN LIVING AREA
- SEPARATE LOUNGE
- INTEGRAL GARAGE AND DRIVEWAY
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER SCHOOL CATCHMENT
- EPC - TBC



GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.