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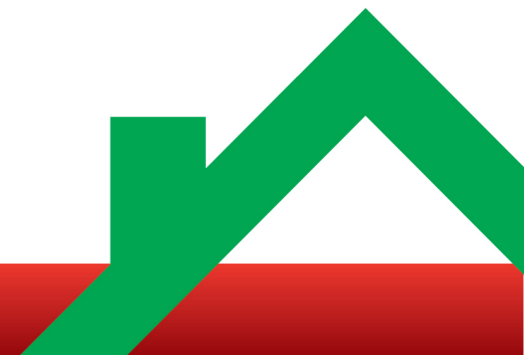
£459,950 Freehold

RUGBY
WARWICKSHIRE
CV22 6DS



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented four bedroom detached property which is situated at the end of a cul-de-sac and can be accessed via a private road off the Dunchurch Road (A426). The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of local amenities within the immediate area to include a parade of shops and stores, public house, post office and excellent schooling for all ages.

Rugby town centre is a short walk away and offers a more comprehensive range of facilities to include shops, bars, restaurants and public library. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a dog leg staircase rising to the first floor landing. The kitchen has a range of built in appliances and a large storage cupboard housing the gas fired combination central heating boiler (installed 2021). An open plan lounge/dining room boasts a media wall with contemporary electric fire and there are French doors opening onto the rear garden. The ground floor cloakroom/WC. is fitted with a modern white suite and has access to the garage.

To the first floor, the landing gives access to the master bedroom which has two Velux windows and an en-suite shower room. Bedroom two also benefits from en-suite facilities and there are two further well proportioned bedrooms, both with fitted wardrobes. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a lawned fore garden, a block paved driveway providing off road parking for two vehicles and leads to the double garage with a further two off road parking spaces to the front of the property. The double garage has space and plumbing for utilities, two roller doors and a further personnel door into the rear garden. The enclosed rear garden enjoys a private aspect and is predominantly laid to lawn with steps down to a paved patio area to the immediate rear of the property which spans the full width of the garden, making it an ideal al fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 121 m² (1302 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1950 pcm approx.

What3Words: ///beast.scale.career

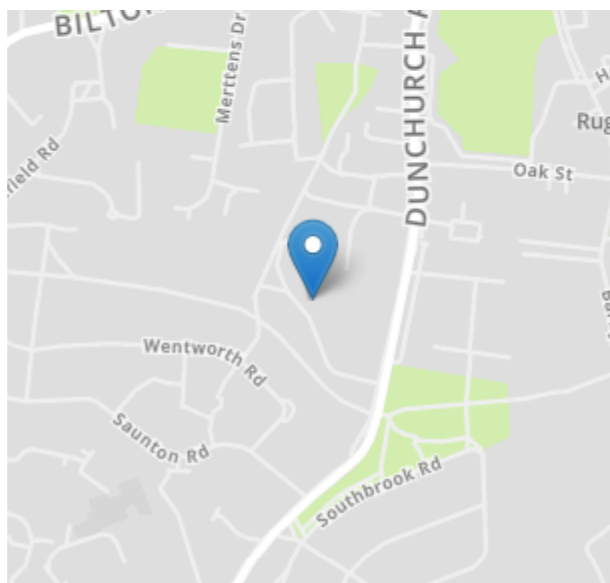
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Well Presented Four Bedroom Detached Property in Cul-de-Sac Location
- Convenient for Rugby Town Centre
- Open Plan Lounge/Dining Room with Media Wall, Contemporary Electric Fire and French Doors to the Rear Garden
- Kitchen with Range of Built In Appliances
- Ground Floor Cloakroom/WC., Two En-Suite Shower Rooms and Further Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Double Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 2" x 8' 8" (4.01m x 2.64m)

Kitchen

12' 11" x 11' 6" (3.94m x 3.51m)

Open Plan Lounge/Dining Room

21' 11" x 13' 3" maximum (6.68m x 4.04m maximum)

Ground Floor Cloakroom/W.C.

6' 6" x 4' 1" (1.98m x 1.24m)

First Floor

Landing

13' 0" x 3' 3" (3.96m x 0.99m)

Bedroom One

13' 2" x 13' 0" (4.01m x 3.96m)

En-Suite One

10' 4" x 3' 3" (3.15m x 0.99m)

Bedroom Two

13' 5" maximum x 8' 10" maximum (4.09m maximum x 2.69m maximum)

En-Suite Two

8' 3" x 2' 10" (2.51m x 0.86m)

Bedroom Three

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom Four

11' 2" x 7' 11" (3.40m x 2.41m)

Family Bathroom

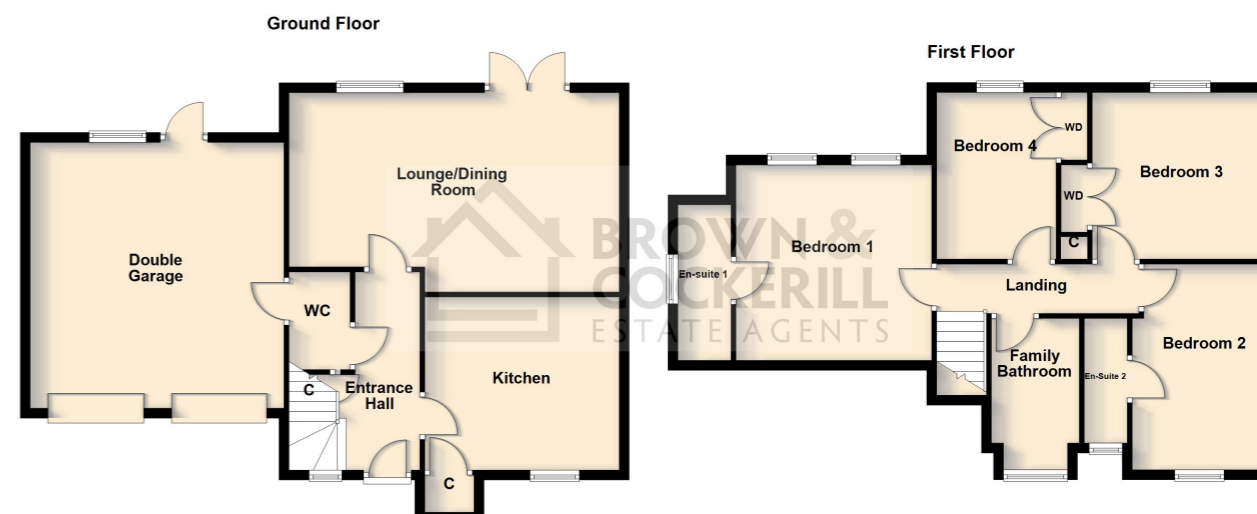
8' 4" x 5' 10" (2.54m x 1.78m)

Externally

Double Garage

17' 8" x 16' 10" (5.38m x 5.13m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.