



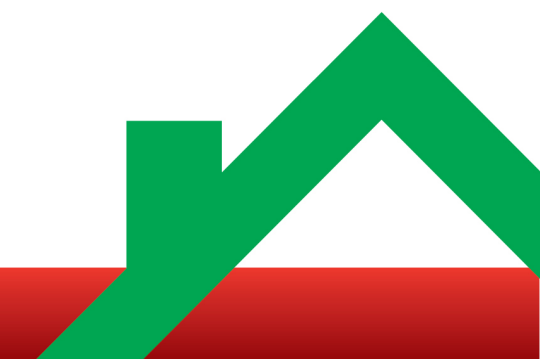
FOLLYBROOK, FOSSE WAY **Guide Price £539,950 Freehold**

BRETFORD
RUGBY
WARWICKSHIRE
CV23 0JX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached bungalow which has two garages and is located in the sought after village of Bretford. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities available in nearby Brinklow to include shops and stores, public houses and a village school with a wider range of facilities available in Rugby, Coventry and Leamington Spa.

There is convenient commuter access to the Midland motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation in brief, comprises of an entrance porch and an entrance hall with one storage cupboard which gives access to loft storage space and a further cupboard housing the electric hot water tank. The cloakroom/w.c. is fitted with a low level w.c., wash hand basin and heated towel rail. There are three bedrooms with bedroom two having fitted wardrobes and a further bedroom and office study accessed off the lounge which has a feature fireplace. The conservatory has also sliding patio doors off the lounge and double doors giving access to the rear garden. The kitchen/breakfast room has an integrated oven, ceramic hob with extractor over, space and plumbing for an automatic washing machine and dishwasher, further space for under counter fridge and freezer and has a tiled floor.

There is no gas connection at the property and all services including the central heating are electric.

Externally to the front of the property, there is gated access to the block paved driveway which provides ample off road parking and leads to the garage which has up and over door and power and lighting connected. A pedestrian gate allows for side entry to the rear garden which is enclosed by timber fencing and predominantly laid to lawn with a wooden decking area ideal for al fresco dining/entertaining. A feature brook runs through the garden and there are open countryside views. There is a garden shed and further garage/storage unit which has power and lighting connected.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 102 m² (1097 ft²)

AGENTS NOTES

Council Tax Band 'E'.

What3Words: ///proud.enrolling.amending

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 Four Bedroom Detached Bungalow
- Rural Village Location
- Lounge with Feature Fireplace and Patio Doors to Conservatory
- Ground Floor Cloakroom/W.C. and Office/Study
- Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Electric Central Heating
- Two Garages and Off Road Parking
- Early Viewing is Highly Recommended



ROOM DIMENSIONS

Ground Floor

Entrance Porch

7' 9" x 3' 4" (2.36m x 1.02m)

Entrance Hall

12' 8" x 2' 4" (3.86m x 0.71m)

Entrance Hall Storage Cupboard

4' 0" x 4' 0" (1.22m x 1.22m)

Cloakroom/W.C.

6' 4" x 3' 0" (1.93m x 0.91m)

Bedroom One

14' 9" maximum x 10' 0" (4.50m maximum x 3.05m)

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Family Bathroom

9' 5" maximum x 8' 6" (2.87m maximum x 2.59m)

Kitchen/Breakfast Room

14' 9" x 10' 7" (4.50m x 3.23m)

Lounge

19' 4" x 12' 6" (5.89m x 3.81m)

Bedroom Four

14' 2" x 6' 9" (4.32m x 2.06m)

Office/Study

6' 9" x 5' 4" (2.06m x 1.63m)

Conservatory

25' 6" x 7' 5" (7.77m x 2.26m)

Externally

Garage

15' 11" x 14' 8" (4.85m x 4.47m)

Garage/Storage

21' 9" x 13' 2" (6.63m x 4.01m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(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.