



THE NEST

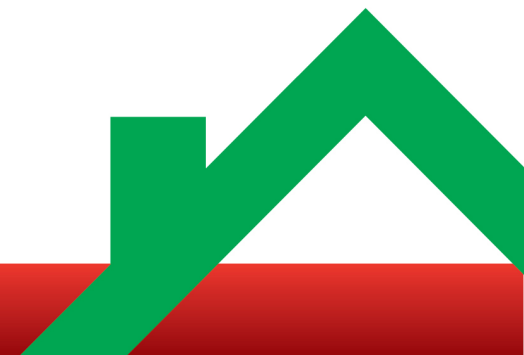
246 NEWBOLD ROAD
NEWBOLD UPON AVON
RUGBY
WARWICKSHIRE
CV21 1EG

£525,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this bespoke and individual four/five-bedroom detached home set within a secluded and private location on the edge of Newbold Upon Avon offering a versatile layout ensuring the space meets a variety of needs, combining both comfort and functionality.

Built by a renowned local builder Warwickshire Design & Build with a reputation for quality craftsmanship, the property comes with the reassurance of a 10-year warranty.

Surrounded by mature trees and hedging, the property provides an exceptional level of privacy. Its prime location is just a short distance from the village centre of Newbold Upon Avon which offers a range of amenities to include shops, stores and excellent schooling for all ages.

The property is approached via an oak-framed entrance porch leading into a well lit double-height entrance hall with travertine tiled flooring. There is a spacious lounge/dining room with patio doors opening onto the rear garden, a ground floor bedroom five/family room, bathroom with contemporary white suite, fitted modern kitchen with range cooker, integrated appliances, gas range, quartz work surfaces and a separate utility room.

The first floor features four well-proportioned double bedrooms with each room offering flexibility, making them suitable for use as office or home-working spaces as needed. The en-suite bathroom and family bathroom bathroom are both finished with contemporary white sanitaryware, showcasing high-quality fixtures throughout.

The property has been designed to be environmentally friendly and cost-effective in terms of energy usage. The property offers Upvc double glazing, underfloor heating throughout the ground floor and gas-fired central heating to radiators to the first floor.

Externally, the property is approached via a private driveway which provides access and hardstanding to the front and an oversized single garage, with an electrically operated roller door for easy access and added convenience. The gardens extend to the side and rear with sandstone pathways and patio to the rear making an ideal entertaining space.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 179m² (1927 ft²)

AGENTS NOTES

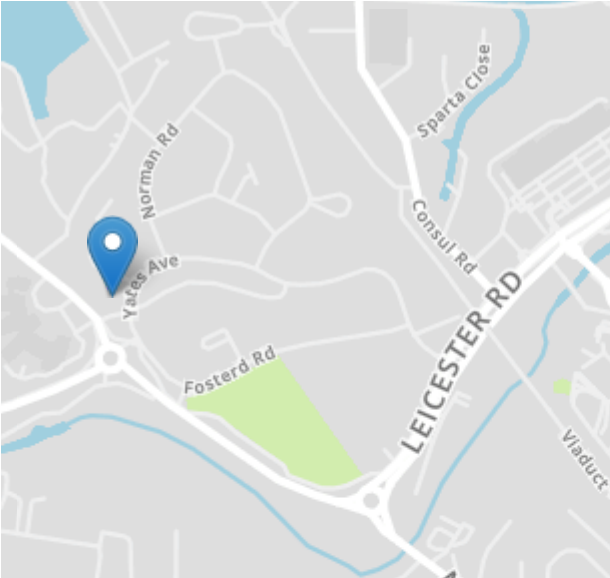
Council Tax Band: D
All main Services are connected
Traditional Block/Brick Construction

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 Stunning Four/Five Bedroom Detached Executive Home**
- **High Specification Throughout**
- **Lounge/Dining Room**
- **Fitted Modern Kitchen with Appliances**
- **Ground Floor Bathroom & Bedroom Five/Family Room**
- **En-Suite Bathroom to the Master Bedroom**
- **Underfloor Heating Throughout Ground Floor**
- **On-Site Parking, Oversized Garage & Gardens**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	87	100
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, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

18' 4" x 5' 11" (5.59m x 1.80m)

Lounge/Dining Room

25' 0" x 12' 6" (7.62m x 3.81m)

Kitchen

12' 7" x 9' 1" (3.84m x 2.77m)

Utility Room

8' 6" x 4' 1" (2.59m x 1.24m)

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m)

Bedroom Five/Family Room

12' 7" x 9' 2" (3.84m x 2.79m)

First Floor

Landing

18' 4" x 2' 11" (5.59m x 0.89m)

Bedroom One

16' 6" x 12' 7" (5.03m x 3.84m)

En Suite Bathroom

12' 5" x 8' 6" (3.78m x 2.59m)

Bedroom Two

13' 6" x 12' 7" (4.11m x 3.84m)

Bedroom Three

19' 1" x 10' 2" (5.82m x 3.10m)

Bedroom Four

12' 7" x 8' 1" (3.84m x 2.46m)

Bathroom

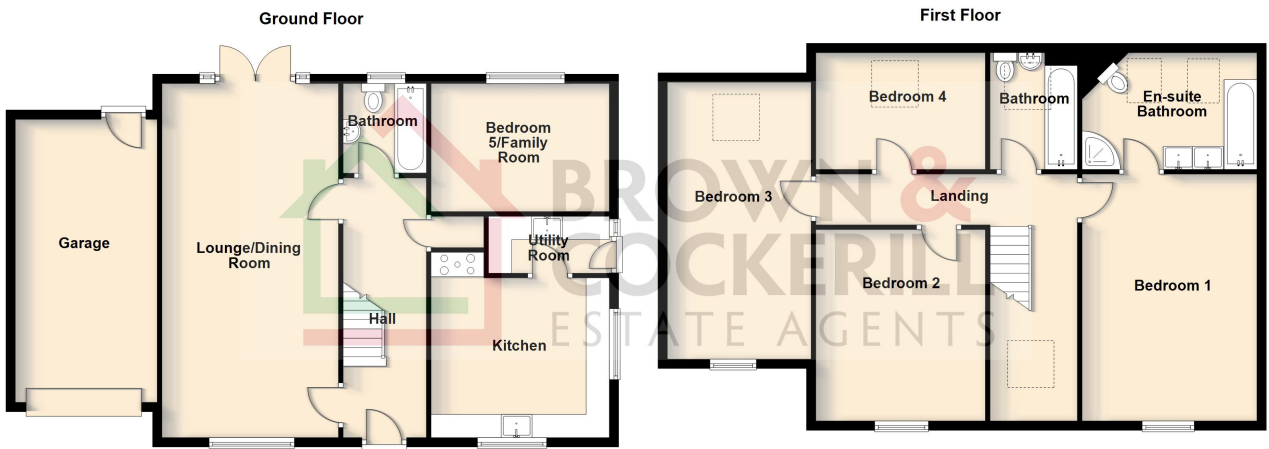
7' 3" x 5' 1" (2.21m x 1.55m)

Externally

Garage

20' 0" x 10' 0" (6.10m x 3.05m)

FLOOR PLAN



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.