



Burnside, Rugby, CV22 6AX



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this extended mature semi detached property located in a quiet residential location with stunning open views. Situated within easy walking distance of Rugby town centre and Rugby train station as well as being just a five minute walk from Oakfield primary school, this lovely family home offers spacious living throughout.

The property has been extended by the current owner to offer a flexible living space, ideal for someone needing a ground floor bedroom and bathroom facilities. This home has been beautifully maintained by the current owner and is presented to a high standard. The accommodation comprises: porch, entrance hallway, lounge with bay window and wood-burning stove leading through to a refitted kitchen/diner with upvc sliding doors onto the garden and access to the upvc glazed boot room. The kitchen has been fitted with a range of cream 'shaker' style units, built in oven, gas hob and extractor. The well proportioned second reception room is currently used as a sitting room but with it would make a good sized double bedroom, directly off this space is a handy utility and modern ground floor shower room.

To the first floor there are two well proportioned double bedrooms, a good sized single bedroom and modern family bathroom. The property further benefits from upvc double glazing, updated combi boiler, gas central heating throughout and fully boarded loft space with pull down ladder.

Externally this lovely semi detached home boasts a well tended rear garden offering a good degree of privacy, mainly laid to lawn with mature planting, two paved patio areas and 3 timber sheds. There is a secure gate leading to the front garden which is mainly laid to lawn with well stocked borders and enclosed by a dwarf brick wall, expansive blocked paved driveway and timber gates.

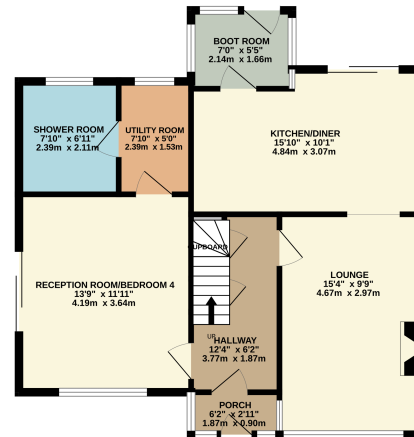
Early viewing of this immaculate family home is highly recommended.



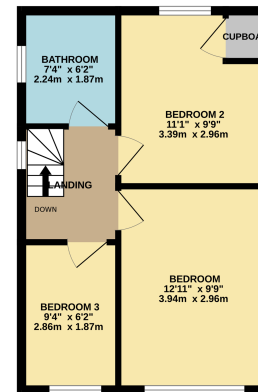
- EXTENDED MATURE SEMI DETACHED
- QUIET RESIDENTIAL LOCATION
- REFITTED KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM & FAMILY BATHROOM
- 2ND RECEPTION ROOM/BEDROOM 4
- 3 BEDROOMS
- OPEN VIEWS TO THE FRONT ASPECT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BEAUTIFULLY LANDSCAPED GARDENS
- EPC RATING - C



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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.