

**FOR
SALE**



William Holland Close, Brownsover, Rugby, Warwickshire CV21 1WF

£539,950 - Freehold

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PROPERTY DESCRIPTION

Stunning New Build! - Great family house on offer with this excellent sized Jelson home, know as "The Kingfisher" this superb new build has accommodation comprising, entrance hall, downstairs wc, lounge, dining room, fabulous fitted breakfast kitchen, utility room, first floor landing, four good sized bedrooms, master benefits from en-suite and dressing area, bedroom two benefits from en-suite and a further family bathroom. To the rear there is private laid to lawn gardens with detached double garage to the side with ample off road parking, there is UPVC double glazed windows and baxi assure air source heat pump for heating/hot water with solar panels. The property comes with 10 year NHBC guarantee and internal viewing is essential!

POINTS OF INTEREST

- *Modern Detached*
- *Four Bedrooms*
- *Lounge*
- *Dining Room*
- *Ftd Breakfast Kitchen*
- *Two En-Suites*
- *Double Garage*
- *10 Year Guarantee*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, cloaks cupboard and radiator.

Lounge

17' 4" x 14' 3" (5.28m x 4.34m) UPVC double glazed french doors to the side aspect, UPVC double glazed bay window to the side aspect, two UPVC double glazed windows to the rear aspect and two radiators.

Dining Room

13' 0" x 8' 7" (3.96m x 2.62m) UPVC double glazed window to the front/side aspect and radiator.

Fitted Breakfast Kitchen

17' 4" x 14' 3" (5.28m x 4.34m) UPVC double glazed window to the front aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, fridge/freezer, dish washer, under stairs cupboard, tiled flooring and two radiators.

Utility

Being fitted with base units, tiled flooring, plumbing for washing machine and radiator.

Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the rear aspect, loft access and radiator.

Bedroom One

17' 4" x 9' 5" (5.28m x 2.87m) Two UPVC double glazed windows to the side aspect, two radiators.

Dressing Area

7' 9" x 4' 6" (2.36m x 1.37m)

En-Suite

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, ceiling spot lights and heated towel rail.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m) UPVC double glazed windows to the front/side aspect and radiator.

Bedroom Three

10' 7" x 8' 10" (3.23m x 2.69m) UPVC double glazed window to the side aspect and radiator.

Bedroom Four

11' 7" x 8' 1" (3.53m x 2.46m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, shower cubicle, ceiling spot lights and heated towel rail.

Front Garden

To the front of the property there are gardens areas, leading to the parking further to the side giving access to detached double garage.

Detached Double Garage

With twin up and over doors, side courtesy door, power and lighting.

Rear Garden

To the rear of the property there are laid to lawn gardens with patio area and side gated access.

Additional Notes:

Council tax band TO BE BANDED

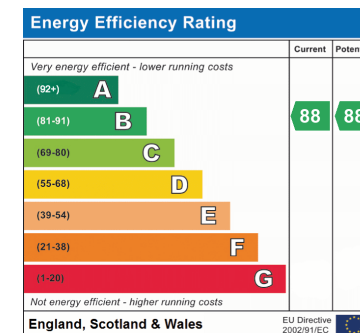
Standard Brick Construction Tiled Roof

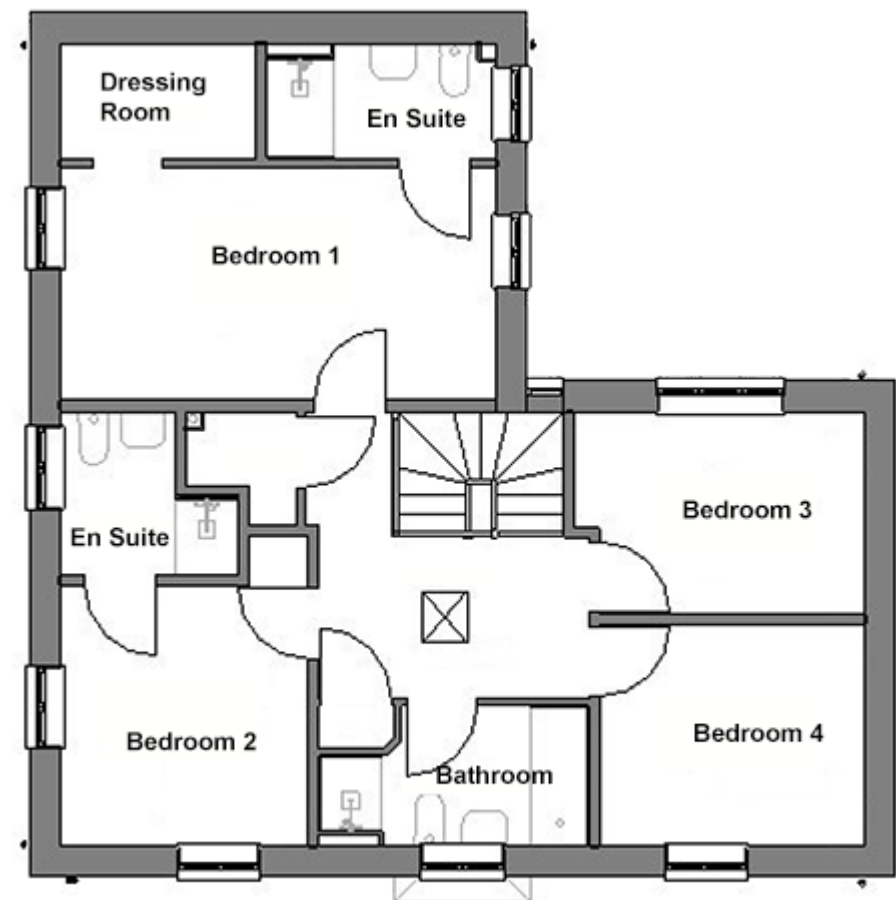
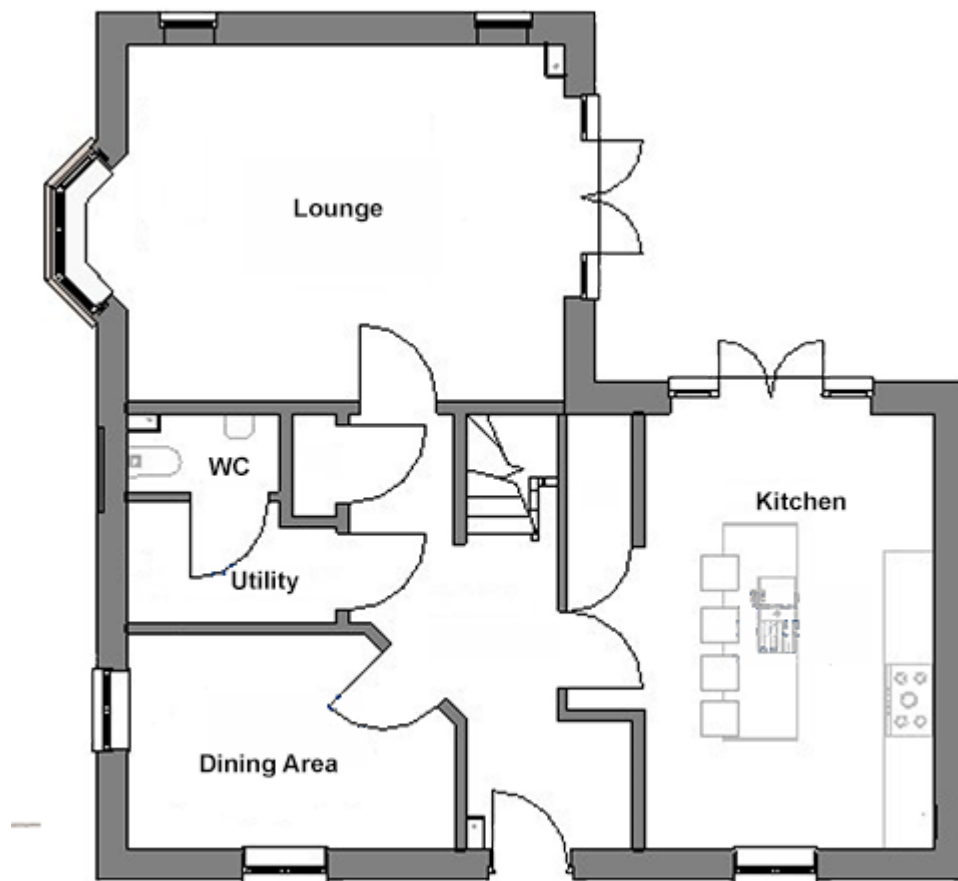
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

No green space maintenance bills to be paid.





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