



7 SESSILE OAK CLOSE

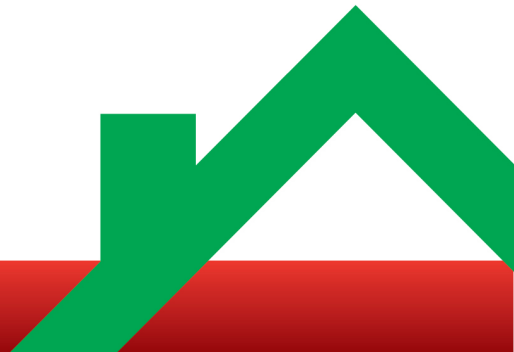
Guide Price £395,000 Freehold

EDEN PARK
RUGBY
WARWICKSHIRE
CV21 1US



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached property which is situated at the end of a close on the popular Eden Park development to the North of Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available with the immediate area to include local shops and stores, Elliott's Field and Junction One retail parks, Tesco and Aldi supermarkets and there is excellent local schooling for all ages.

The property is ideally situated for commuters with easy access to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with an under stairs storage cupboard and stairs rising to the first floor landing. There is a good sized lounge with a bay window. The ground floor cloakroom/w.c. fitted with a white suite. The open plan kitchen/dining room has a built in double oven, separate hob with extractor over and integrated appliances to include a dishwasher and fridge/freezer. There are French doors opening onto the rear garden and a separate utility room with space and plumbing for an automatic washing machine and tumble dryer.

To the first floor, the landing has a useful storage cupboard and doors off to the master bedroom which has an en-suite shower room. The shower room is fitted with a modern three piece white suite. There are three further well proportioned bedrooms and a family bathroom fitted with a panelled bath with shower over, wall mounted wash hand basin, low level w.c. and heated towel rail.

The property benefits from Upvc double glazing and gas fired central heating to radiators, and also has a view out over the green space at the edge of the community to the front of the home.

Externally, to the side is a tandem driveway providing off road parking for two vehicles and gives access to the detached garage. The South facing rear garden has a patio area ideal for al fresco dining and entertaining to the immediate rear. The remainder is laid to lawn with a decked area at the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 109 m² (1173 ft²).

AGENTS NOTES

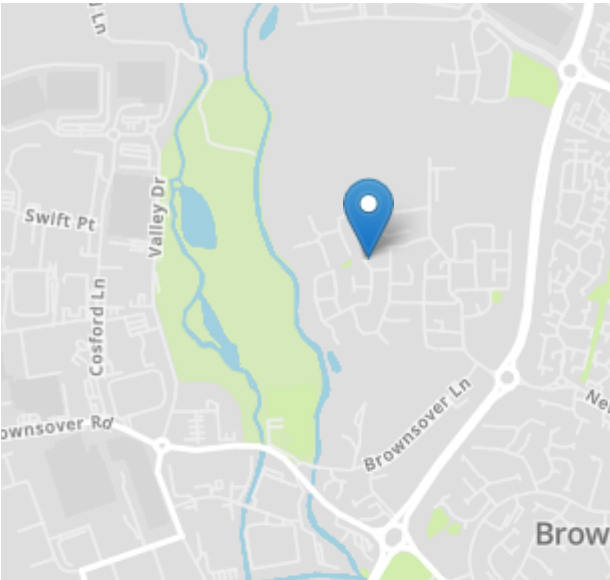
Council Tax Band 'E'.
Estimated Rental Value: £1450 pcm approx.
What3Words: ///lift.nights.reason

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 Modern Four Bedroom Detached Property
- Popular Residential Development to the North of Rugby
- Lounge with Bay Window, Ground Floor Cloakroom/W.C.
- Open Plan Kitchen/Dining Room with Separate Utility Room
- En-Suite Shower Room to Master Bedroom and Further Family Bathroom with White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Detached Garage and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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

16' 2" x 4' 1" (4.93m x 1.24m)

Lounge

16' 10" into bay window x 11' 3" (5.13m into bay window x 3.43m)

Open Plan Kitchen/Dining Room

19' 4" x 13' 10" (5.89m x 4.22m)

Utility Room

5' 9" x 4' 3" (1.75m x 1.30m)

Ground Floor Cloakroom/W.C.

7' 4" x 3' 5" (2.24m x 1.04m)

First Floor

Landing

10' 0" maximum x 4' 0" maximum (3.05m maximum x 1.22m maximum)

Bedroom One

10' 11" x 10' 1" (3.33m x 3.07m)

En-Suite Shower Room

7' 11" x 5' 0" (2.41m x 1.52m)

Bedroom Two

12' 8" x 8' 5" (3.86m x 2.57m)

Bedroom Three

10' 7" x 6' 8" (3.23m x 2.03m)

Bedroom Four

8' 0" x 7' 2" (2.44m x 2.18m)

Family Bathroom

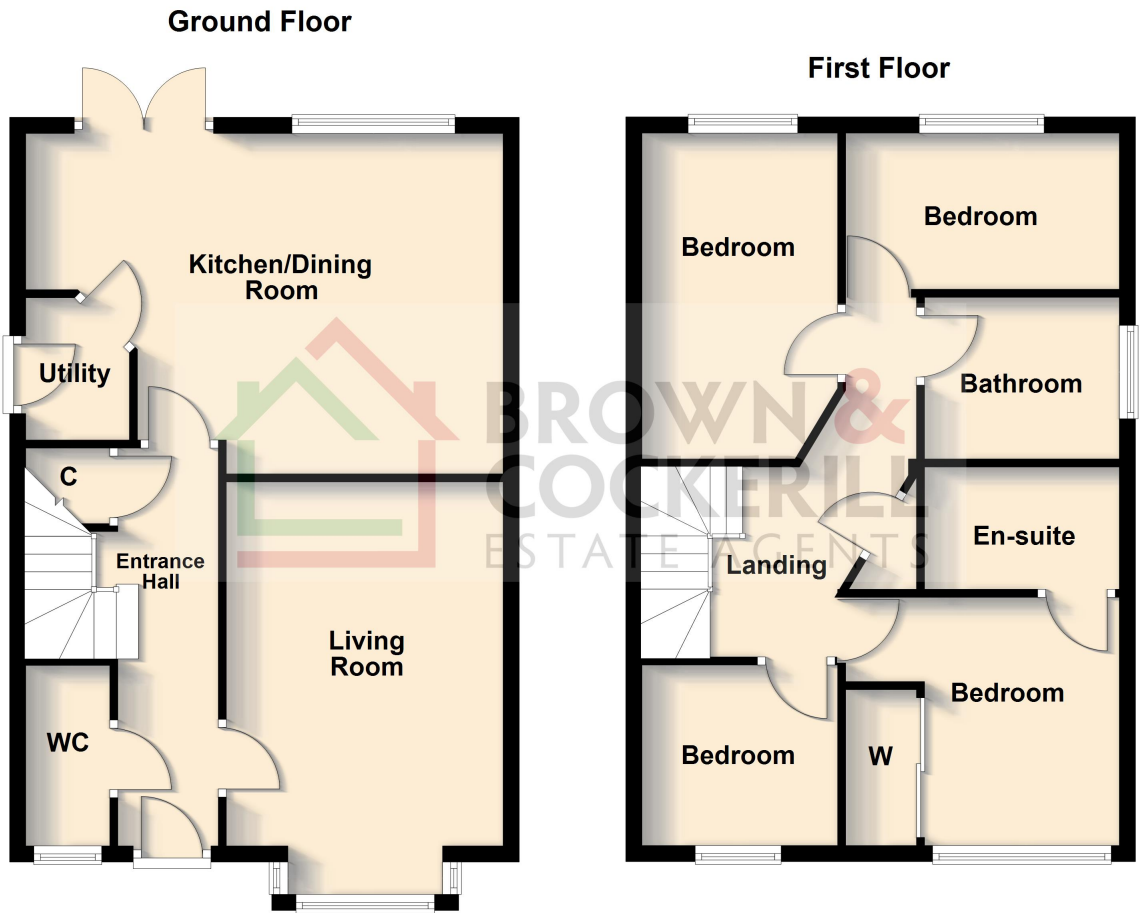
7' 1" x 6' 6" (2.16m x 1.98m)

Externally

Detached Garage

19' 4" x 10' 6" (5.89m x 3.20m)

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.