



Colledge Close, Brinklow, Rugby, CV23 0NT



GUILD HOUSE
Estate Agents



This spacious bungalow in the sought after village of Brinklow offers prospective buyers plenty of versatility and potential to extend further if desired subject to the required permissions. In brief the accommodation comprises: porch, lovely wide entrance hallway with built in cupboard and doors leading off to three good sized bedrooms all of which benefit from built in wardrobes providing ample storage. The bathroom has been refitted with a large walk in shower enclosure and semi recessed basin with white gloss vanity unit and matching built in storage. The kitchen/diner is fitted with bright white high gloss 'traditional' style units boasting a comprehensive range of units including larders and decorative glazed wall units. The dining area benefits from upvc sliding doors into the conservatory and also onto the garden. To the side of the kitchen is a handy enclosed utility space which runs the length of the bungalow, with plenty of storage and plumbing for washing machine and tumble dryer. There is also a person side door into the integral garage. Completing the living space in this village property is a fantastic sized living room with feature fireplace and bespoke timber bi-folding doors into a large conservatory which offers expansive views of the garden.

Externally buyers won't be disappointed. The generous rear garden is fully enclosed by timber fencing and offers a good amount of privacy. Mainly laid to lawn with paved patio, mature planting, timber shed and a greenhouse. To the front of the bungalow a well stocked shrubbery and planted borders surround the lawn. This could however, easily be converted to provide additional parking if required. The driveway provides parking for two cars currently and access to the front of the garage via an up and over door.

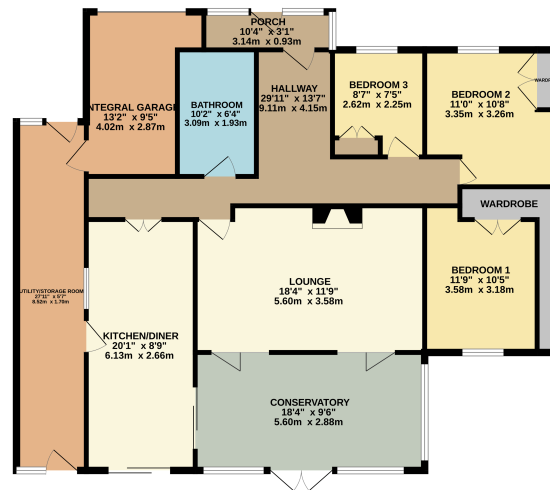
This bungalow is an opportunity not to be missed. Viewing is essential.



- BRINKLOW VILLAGE
- BUNGALOW
- SEMI DETACHED
- THREE BEDROOMS
- VERSATILE ACCOMMODATION
- SPACIOUS KITCHEN/DINING ROOM
- CONSERVATORY
- GENEROUS PLOT
- FRONT AND REAR GARDENS
- GOOD SIZED LOUNGE
- GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND
- NO ONWARD CHAIN
- EPC - TBC



GROUND FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.
Measurements are approximate and must not be relied upon. The fixtures and fittings referred to have not been tested and therefore no guarantee is 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. Map not to scale.

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 is 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.



GUILD HOUSE
 Estate Agents