



47 SOUTH ROAD

Offers in Excess of £600,000 Freehold

CLIFTON UPON DUNSMORE
RUGBY
WARWICKSHIRE
CV23 0BZ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended five/six bedroom detached dormer style bungalow set on a 0.3 acre corner plot in the sought after village location of Clifton-upon-Dunsmore, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

The property is within walking distance of all local village amenities to include a convenience store, hair and beauty salon, village church, public house/restaurant and Clifton-upon-Dunsmore Church of England Primary School which has an outstanding Ofsted rating.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M6/M1/A5 and A14 road an motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the ground floor accommodation. The lounge has a bay window and there is a fitted kitchen with a second set of stairs rising to the dressing area of the first floor master bedroom. There are two well proportioned bedrooms, inner lobby with under stairs storage and a large cupboard with sliding mirrored doors. There is one further ground floor bedroom and an additional room suitable for a bedroom/study. Bedroom two benefits from an en-suite bathroom fitted with a P-shaped bath with shower over; vanity unit with inset wash hand basin, heated towel rail and enclosed low level w.c. A further family bathroom is also located on the ground floor and fitted with a jacuzzi bath with shower over; vanity unit with inset wash hand basin and low level w.c.

To the first floor, the landing has boarded eaves storage space to both sides and doors off to the master bedroom with a dressing area with the second set of stairs descending to the ground floor. There is a further good sized separate dressing room and another first floor bedroom.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a floor mounted combination boiler located in the utility area.

Externally, to the front is gated access to a driveway providing ample off road parking and leads to the garage located at the side. The garage has a wooden door and power and lighting connected with access to the utility area, a w.c. and conservatory (which has no direct internal access from the main property). The conservatory has under floor heating, a radiator and power and lighting connected. There are good sized gardens to the rear and side which are predominantly laid to lawn with shrubbery and a greenhouse.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 180 m² (1937 ft²).

AGENTS NOTES

Council Tax Band 'F'.
What3Words: ///ready.dinner.behind

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

- **An Extended Five/Six Bedroom Detached Dormer Style Bungalow in Sought after Village Location**
- **Positioned on 0.3 Acre Corner Plot**
- **Lounge with Bay Window and Fitted Kitchen**
- **Ground Floor Family Bathroom and Further Ground Floor En-Suite Bathroom**
- **Master Bedroom with Dressing Area and Further Separate Dressing Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Good Sized Gardens to Rear and Side, Ample Off Road Parking, Utility Area, W.C. and Conservatory**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	77
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall
15' 7" x 12' 2" maximum (4.75m x 3.71m maximum)
Lounge
22' 4" maximum x 20' 2" into bay window (6.81m maximum x 6.15m into bay window) reducing to 12' 11" x 12' 11" maximum x 20' 2" into bay window (3.94m maximum x 6.15m into bay window)
Kitchen
14' 1" x 11' 10" (4.29m x 3.61m)
Bedroom Five
12' 5" x 10' 11" (3.78m x 3.33m)
Bedroom Four
12' 11" x 11' 10" (3.94m x 3.61m)
Inner Lobby
Ground Floor Family Bathroom
10' 11" x 6' 10" maximum (3.33m x 2.08m maximum)
Bedroom Two
13' 3" x 11' 8" (4.04m x 3.56m)
En-Suite Bathroom
9' 4" x 6' 7" (2.84m x 2.01m)
Bedroom Six/Study
11' 6" x 8' 3" (3.51m x 2.51m)

First Floor

Landing
9' 11" x 8' 0" (3.02m x 2.44m)
Bedroom One
14' 11" x 8' 7" (4.55m x 2.62m)
Additional Dressing Area
6' 1" x 5' 2" (1.85m x 1.57m)
Dressing Area
11' 3" x 10' 10" (3.43m x 3.30m)
Bedroom Three
13' 11" x 9' 11" (4.24m x 3.02m)
Externally
Conservatory
19' 8" x 12' 6" (5.99m x 3.81m)
Garage
19' 0" x 10' 1" (5.79m x 3.07m)
Utility Area
9' 7" x 7' 3" (2.92m x 2.21m)
W.C.
6' 5" x 2' 5" (1.96m x 0.74m)

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.