



Derwent Close  
RUGBY  
£315,000

Osborne  
Sargent

A well presented and improved 3/4 bed roomed detached property situated at the end of a quiet cul-de-sac on a popular residential estate. Recently re-fitted kitchen/diner, separate utility room, separate office/bed 4 and off road parking for 3 vehicles.



# 55 Derwent Close, RUGBY, Warwickshire CV21 1JX

A well presented and improved 3/4 bed roomed detached property situated at the end of a quiet cul-de-sac on this popular estate. Brownsover has a fantastic range of it's own amenities and is ideally located for Rugby train station, retail parks and the motorway network. Accommodation in brief comprises: Hall, lounge, office/bed 4, recently re-fitted kitchen/diner, separate utility room, 3 bedrooms and a re-fitted family bathroom with shower over bath. Other benefits include PVCu double glazing, gas rad heating, off road parking for 3 vehicles and enclosed rear garden.

## Hall

5' 9" x 13' 8" (1.75m x 4.17m) Recently replaced double glazed composite front door, PVCu double glazed window to front, radiator, ceramic tiled flooring, doors to:

## Lounge

11' 10" x 13' 8" (3.61m x 4.17m) PVCu double glazed window to front, radiator, coving to ceiling, TV point.

## Bedroom 4/office

6' 11" x 12' 9" (2.11m x 3.89m) PVCu double glazed window to front, double radiator, TV point.

## Kitchen/diner

9' 9" x 18' 0" (2.97m x 5.49m) Recently re-fitted with a range of modern base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, glass splashback, built-in Neff dishwasher, built-in Neff electric fan assisted oven, built in Neff microwave/fan oven, built-in Neff four ring induction hob with extractor hood over, PVCu double glazed window to rear, under stairs storage cupboard, radiator, ceramic tiled flooring, TV point, recessed ceiling spotlights, PVCu double glazed bi-folding doors to garden, door to:

## Utility room

6' 11" x 10' 6" (2.11m x 3.20m) Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, two PVCu double glazed windows to rear, radiator, vinyl flooring, coving to ceiling, PVCu double glazed door to garden.

## Landing

6' 4" x 8' 8" (1.93m x 2.64m) PVCu double glazed window to side, fitted storage cupboard housing gas combination boiler, doors to

## Main bedroom

9' 9" x 13' 9" (2.97m x 4.19m) PVCu double glazed window to front, radiator, TV point.

## Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m) PVCu double glazed window to rear, radiator, coving to ceiling, access to loft.

## Bedroom 3

7' 11" x 9' 1" (2.41m x 2.77m) PVCu double glazed window to front, built in over stairs storage cupboard, radiator.

## Bathroom

5' 5" x 7' 8" (1.65m x 2.34m) Re-fitted with three-piece suite comprising panelled P style bath with separate shower over and folding glass screen, vanity wash hand basin with cupboards under and low-level WC with hidden cistern. Part ceramic tiled walls, extractor fan, PVCu frosted double glazed window to rear, PVCu frosted double glazed window to side, radiator and vinyl flooring.

## Outside

Tarmac and block paved drive providing off road parking for 3 vehicles, pedestrian access on the left side of the property leading to low maintenance enclosed rear garden with patio and decked areas.

## Agents note

The property benefits from solar panels and the owners inform us they receive approx £560.00 per year from Octopus energy. Further details of the feed-in tariff are available on request.

## Viewings

Strictly by prior appointment through Osborne Sargent.

## Our services

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.

## Services

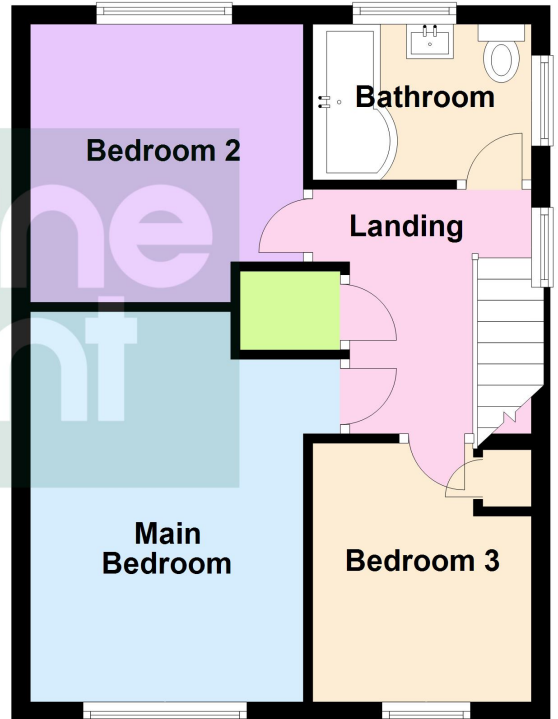
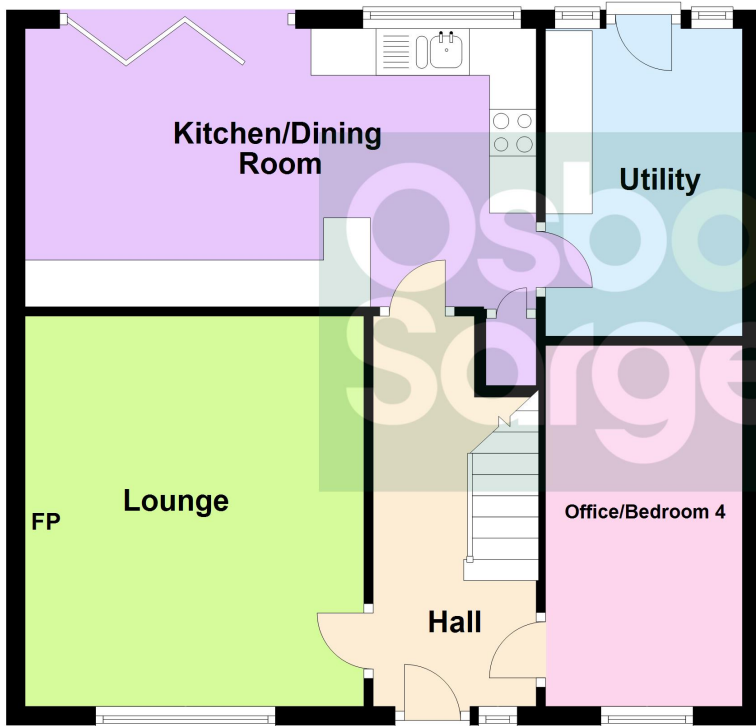
None of the services have been tested and any purchasers should note that it is their specific responsibility to make their own enquiries about the same.





## Ground Floor

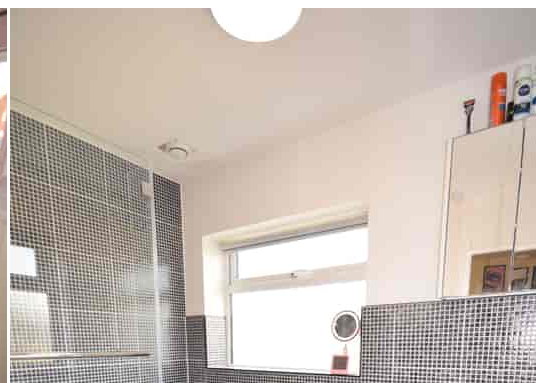
## First Floor



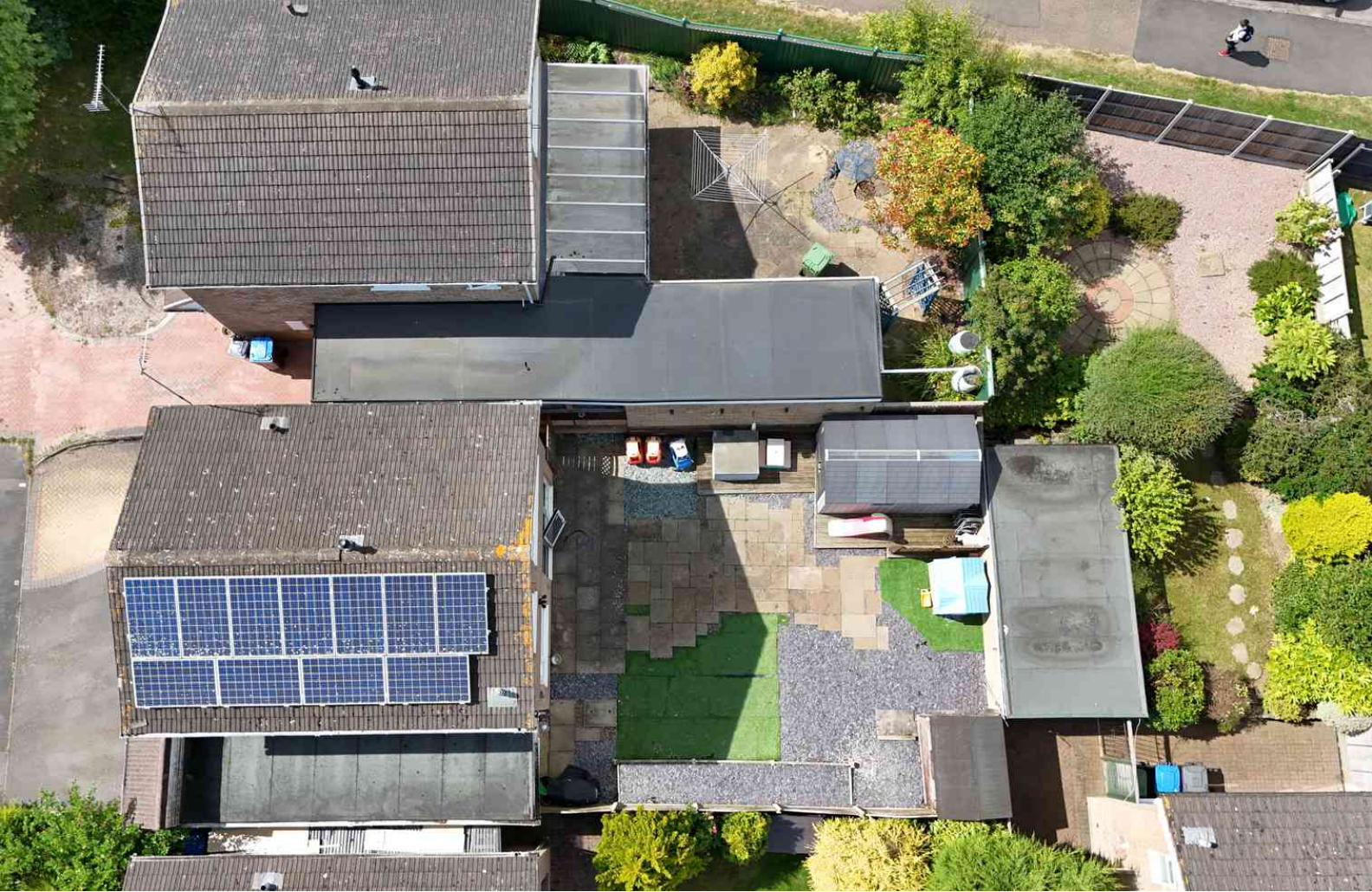
Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

Floor plans are for illustration only and should only be used as a guide.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







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