



2 WHILEY CLOSE

Offers Over £625,000 Freehold

CLIFTON UPON DUNSMORE
RUGBY
CV23 0BX



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom detached dormer style bungalow which is located in the sought after village of Clifton upon Dunsmore, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing. The lounge has doors to the rear garden, skylight windows and spotlights to ceiling. There is a spacious kitchen/dining/family room with double doors and further bifold doors and spotlights to ceiling, providing a superb dining/entertaining space. The kitchen area has a central island/breakfast bar and there is a range of integrated appliances to include a oven and grill, full size fridge and freezer and a dishwasher. The separate utility room has space and plumbing for appliances. An inner lobby gives access to two ground floor bedrooms both with contemporary en-suite shower rooms and there is a further family bathroom fitted with a modern white suite.

To the first floor, the landing lends itself to a perfect office space and has Velux windows with some restricted head height and doors off to two further bedrooms both with contemporary en-suite shower rooms.

The bungalow benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is a stoned and block paved area with a driveway to the side providing off road parking and leads to the single detached garage with up and over door. The rear garden enjoys a private aspect and is enclosed with timber fencing to the boundaries. The garden is predominately laid to lawn with a relaxing stoned seating area with mature trees, offering privacy and shade.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 208 m² (2238 ft²).

AGENTS NOTES

Council Tax Band 'D'.
What3Words: ///spend.repay.joined

MORTGAGE & LEGAL ADVICE

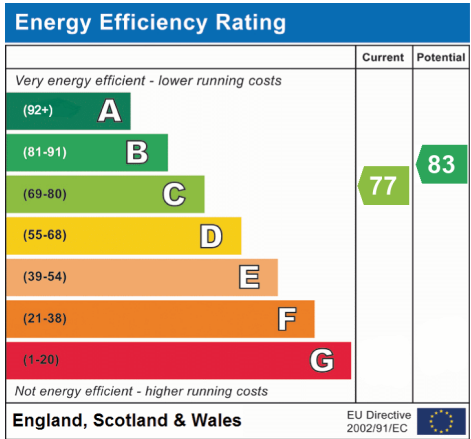
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Stunning Detached Four Bedroom Dormer Style Bungalow in Sought After Village Location
- Extended, Stylish and Immaculately Presented Throughout
- Superb Lounge and Kitchen/Dining/Family Room with Integrated Appliances and Separate Utility
- Two Ground Floor Bedrooms Both with Modern En-Suite Shower Rooms and Further Contemporary Family Bathroom
- Two First Floor Bedrooms Both with Contemporary En-Suite Shower Rooms
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

- Entrance Hall
18' 7" x 7' 2" (5.66m x 2.18m)
- Lounge
16' 10" x 13' 6" (5.13m x 4.11m)
- Kitchen/Dining/Family Room
33' 5" x 12' 11" (10.19m x 3.94m)
- Utility Room
13' 5" x 7' 1" maximum (4.09m x 2.16m maximum)
- Inner Hallway
10' 7" x 8' 3" (3.23m x 2.51m)
- Bedroom One
17' 4" x 13' 9" maximum (5.28m x 4.19m maximum)
- En-Suite Shower Room
11' 0" x 4' 7" (3.35m x 1.40m)
- Bedroom Four
14' 0" maximum x 7' 10" (4.27m maximum x 2.39m)
- En-Suite Shower Room
5' 10" x 4' 2" (1.78m x 1.27m)

- Family Bathroom
10' 3" x 5' 6" (3.12m x 1.68m)
- First Floor
- Landing
14' 3" x 11' 10" (4.34m x 3.61m) Some restricted head height
- Bedroom Two
20' 9" x 18' 7" maximum (6.32m x 5.66m maximum) Some restricted head height
- En-Suite Shower Room
7' 3" x 4' 2" (2.21m x 1.27m)
- Bedroom Three
12' 1" x 11' 8" (3.68m x 3.56m)
- En-Suite Shower Room
8' 6" x 4' 1" (2.59m x 1.24m)
- Externally
- Detached Garage

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.