



1 POPPY DRIVE

Offers Over £390,000 Freehold

BOUGHTON VALE
RUGBY
WARWICKSHIRE
CV23 0TR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home with a garage, located to the north of Rugby in the popular residential area of Boughton Vale. The property is of standard brick built construction with a tiled roof, has all mains services connected and solar panels which generate some income and has nine years left on the feed-in tariff.

There are extensive shopping facilities within close proximity in the near by Elliott's Field and Junction One retail and leisure parks. There is also highly regarded local schooling for all ages nearby.

Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street. The area has regular bus routes and convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance porch and entrance hall with stairs rising to the first floor landing. There is a lounge with box bay window and separate dining room with sliding patio doors giving access through to the conservatory. The conservatory is of Upvc double glazed construction with French doors opening onto the rear garden. The fitted kitchen has built in oven and hob with extractor over, useful pantry cupboard and a separate utility room with access to the garage, space and plumbing for appliances and pedestrian door onto the rear garden. There is a ground floor cloakroom/w.c. fitted with a low level w.c. and pedestal wash hand basin with tiled splash back.

To the first floor, the landing gives access to the master bedroom which has fitted bedroom furniture and benefits from an en-suite shower room fitted with a three piece white suite to include a shower enclosure and vanity unit with inset wash hand basin and low level w.c. There are three further well proportioned bedrooms and a fully tiled family bathroom fitted with a three piece white suite to include a panelled bath and vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and solar panels.

Externally, to the front are ornamental borders and a block paved driveway providing off road parking for two vehicles and side pedestrian access to the rear of the property. The integral garage has an up and over door and has been split into two sections both with power and lighting connected. The low maintenance rear garden has a block paved patio area to the immediate rear with wooden pergola and steps rising up to a further paved patio area and a timber garden shed.

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

Gross Internal Area: approx. 103 m² (1108 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///retail.shower.much

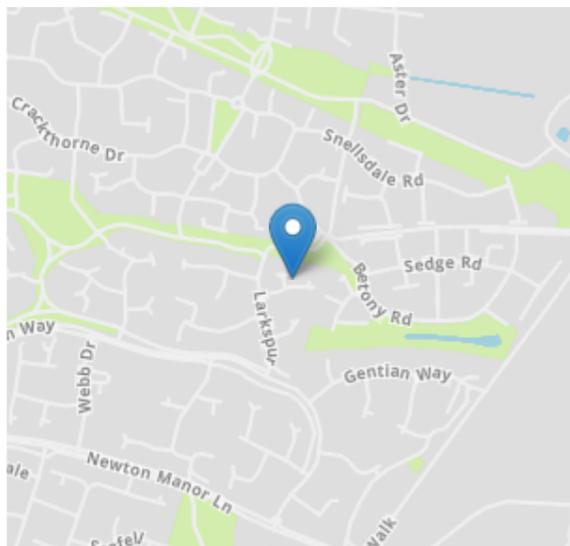
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Detached Family Home**
- **Popular Residential Location**
- **Lounge and Separate Dining Room, Conservatory**
- **Fitted Kitchen with Oven and Hob, Separate Utility Room**
- **Ground Floor Cloakroom/W.C., En-Suite to Master Bedroom, First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators, Solar Panels**
- **Enclosed Rear Garden, Off Road Parking, Integral Garage**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	91
(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 Porch

7' 2" maximum x 4' 11" maximum (2.18m maximum x 1.50m maximum)

Entrance Hall

6' 0" x 4' 6" (1.83m x 1.37m)

Lounge

14' 7" x 12' 4" excluding bay window (4.45m x 3.76m excluding bay window)

Dining Room

9' 3" x 7' 8" (2.82m x 2.34m)

Conservatory

9' 0" x 7' 8" (2.74m x 2.34m)

Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)

Utility Room

10' 4" maximum x 8' 8" maximum (3.15m maximum x 2.64m maximum)

Ground Floor Cloakroom/W.C.

4' 11" x 4' 0" (1.50m x 1.22m)

First Floor

Landing

9' 3" x 6' 6" (2.82m x 1.98m)

Bedroom One

15' 0" maximum x 8' 2" (4.57m maximum x 2.49m)

En-Suite Shower Room

8' 9" maximum x 6' 0" maximum (2.67m maximum x 1.83m maximum)

Bedroom Two

13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom Three

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Four

8' 6" maximum x 6' 6" (2.59m maximum x 1.98m)

Family Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

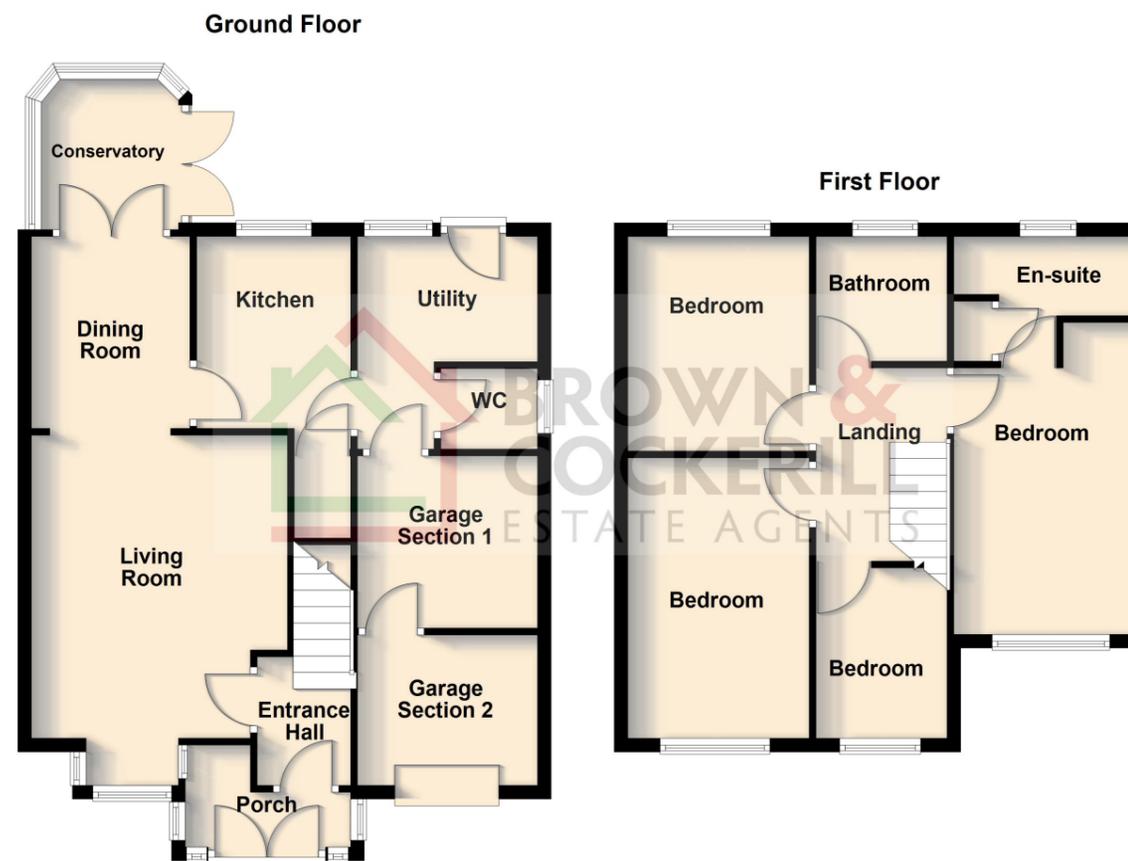
Externally

Garage

Section One: 8' 3" x 8' 3" (2.51m x 2.51m)

Section Two: 8' 3" x 7' 7" (2.51m x 2.31m)

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.