



9 THE HALL CLOSE

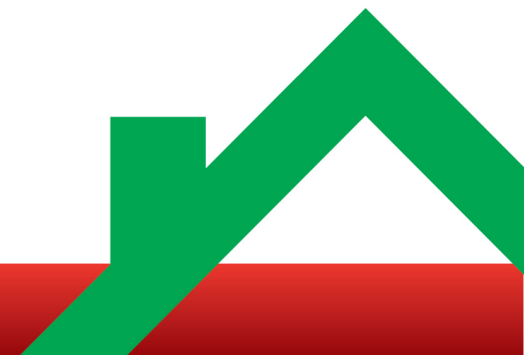
£630,000 Freehold

DUNCHURCH
RUGBY
WARWICKSHIRE
CV22 6NP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning four bedroom detached family home located within this no-through road in the highly desirable village of Dunchurch, Rugby.

The village has a wide range of independent shops and stores, public houses, doctors surgery, florists, chemist, restaurants, hot food take away outlets and boasts an OFSTED outstanding primary school. Sainsburys supermarket is a short distance away from the village centre.

There are regular bus services to Rugby town centre and there is easy commuter access to the M1, M6, M45 and A45 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

This stunning family home is of traditional brick-built construction and offers offers spacious and versatile accommodation set over two floors.

In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/w.c., lounge with feature log burning stove, dining room/study with French doors opening onto the rear garden, kitchen/breakfast room/family room with integrated appliances and bi-fold doors opening onto the rear garden, separate utility room with space and plumbing for automatic washing machine and pedestrian door through to the integral garage.

To the first floor there are four well proportioned bedrooms with the master bedroom having a dressing area and an en-suite shower room fitted with a modern three piece white suite to include a double shower enclosure. The family bathroom is fitted with a modern four piece white suite to include a separate shower cubicle.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a tarmacadam driveway providing ample off road parking and giving access to the single integral garage. The good sized and enclosed side and rear gardens are predominantly laid to lawn with a paved patio area to the immediate rear which offers an ideal al-fresco dining/entertaining space.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 182 m² (1959 ft²).

AGENTS NOTES

Council Tax Band 'E'
What3Words: ///pouch.opens.weeks

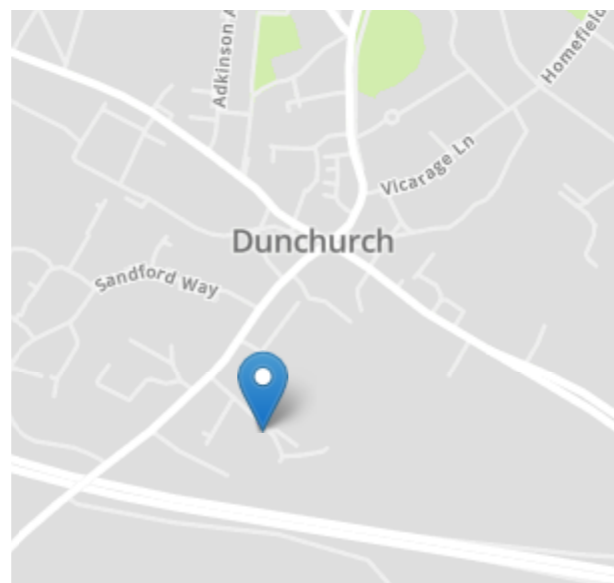
MORTGAGE & LEGAL ADVICE

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 Beautifully Presented and Extended Four Bedroom Detached Family Home in Sought After Village Location
- Lounge with Feature Log Burning Stove
- Stunning Kitchen/Breakfast Room/Family Room with Integrated Appliances, Bi-Fold Doors and Separate Utility Room
- Master Bedroom with Dressing Area and En-Suite Shower Room
- First Floor Family Bathroom with Modern Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Single Integral Garage
- Early Viewing is Highly Recommended



ROOM DIMENSIONS

Ground Floor

Entrance Porch

11' 4" x 6' 2" (3.45m x 1.88m)

Ground Floor Cloakroom/W.C.

5' 11" x 4' 8" (1.80m x 1.42m)

Lounge

17' 11" x 13' 11" maximum (5.46m x 4.24m maximum)

Dining Room/Study

11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen/Breakfast Room/Family Room

23' 0" x 18' 5" (7.01m x 5.61m)

Utility Room

9' 3" x 5' 7" (2.82m x 1.70m)

First Floor

Bedroom One

21' 9" x 9' 7" (6.63m x 2.92m)

En-Suite Shower Room

9' 6" x 5' 8" (2.90m x 1.73m)

Bedroom Two

13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom Three

13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom Four

12' 9" x 8' 7" (3.89m x 2.62m)

Family Bathroom

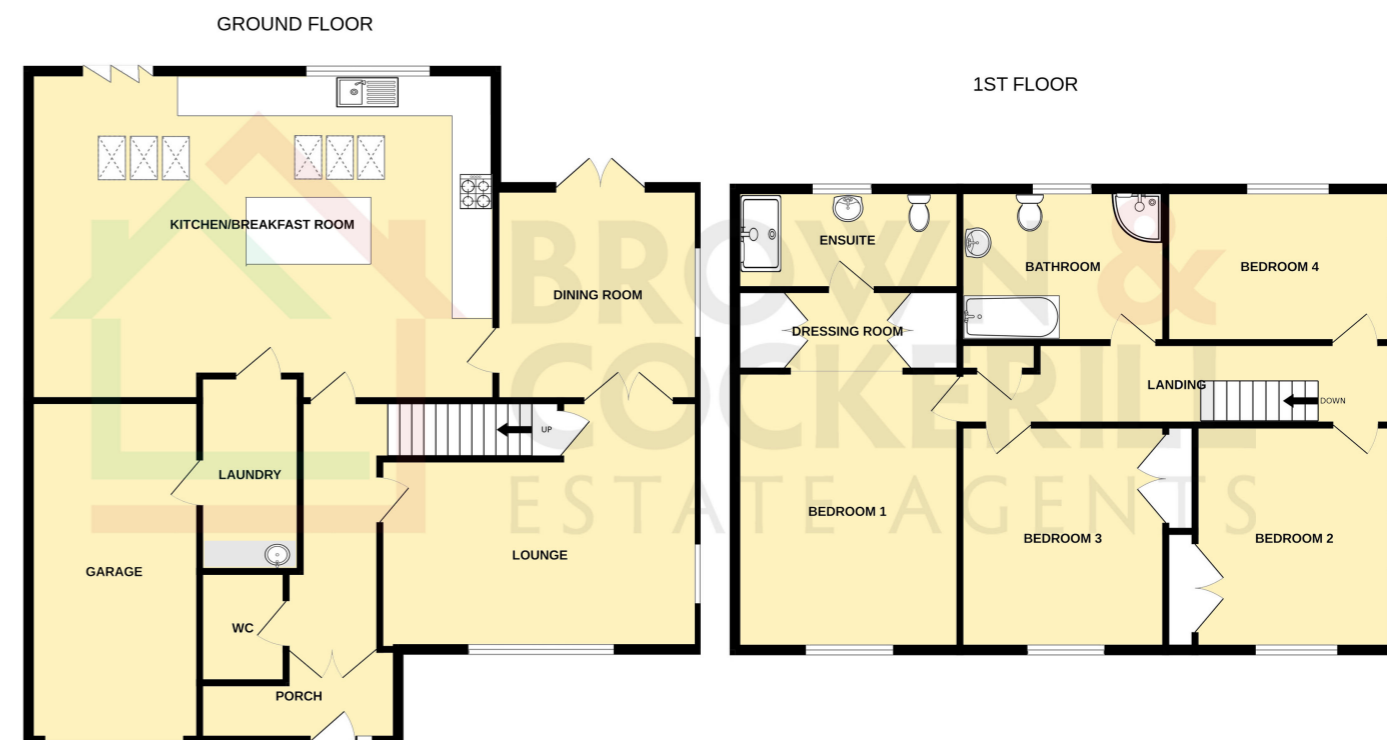
11' 6" x 8' 7" (3.51m x 2.62m)

Externally

Integral Single Garage

18' 6" x 9' 10" (5.64m x 3.00m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(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	

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.