



Bronte Close, Rugby, CV21 3PD



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are delighted to offer to the market this beautifully presented link detached detached family home.

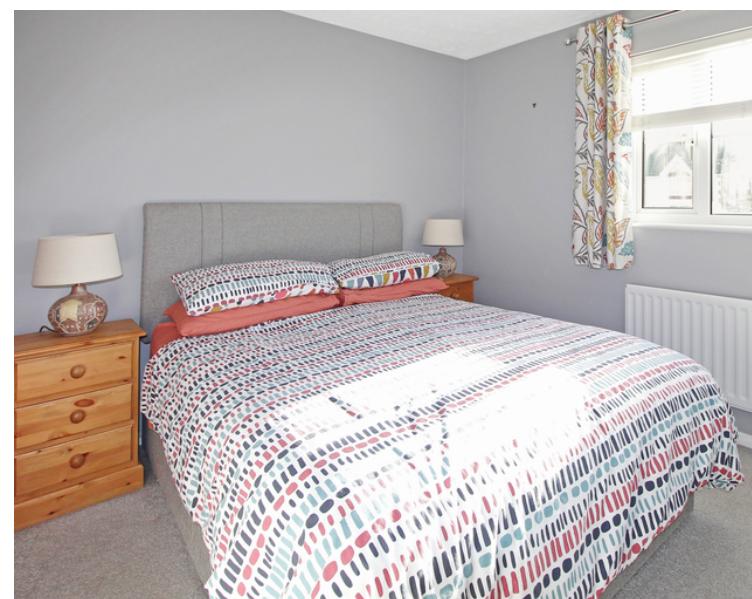
The property is ideally positioned for easy for easy access to the M1/M6/A14 motorways and also within easy walking distance of Rugby train station, the town centre and Rugby college. The property is perfectly placed for Elliotts Field and Junction One retail parks with all of the excellent retail and leisure amenities it offers as well as being serviced by some well regarded schooling.

The property has been well maintained and improved by the current owners offering spacious and beautifully presented accommodation throughout. The ground floor comprises: Entrance hallway, well proportioned lounge with modern feature fireplace and laminate flooring, a good sized breakfast kitchen with built in oven, gas hob and extractor, there's access into the garden and integral garage and, completing the ground floor is a handy cloakroom/w.c.

To the first floor there are two generously proportioned double bedrooms, one with built in wardrobes and a good sized third bedroom, currently used as a study which also boasts built in wardrobes. A lovely refitted modern family bathroom completes the upstairs of this great family home. The property further benefits from upvc double glazing and gas central heating.

Externally the rear garden is fully enclosed by timber fencing offering a good amount of privacy. The garden is mainly laid to lawn, fully stocked with mature shrubs and planting, paved patio area and secure gated access to the side of the property. To the front there is a further well tended lawn enclosed by mature hedgerows, driveway for two cars and access to the single garage.

Viewing is highly advised.



- LINK DETACHED
- THREE GOOD SIZED BEDROOMS
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE
- REFITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- INTEGRAL GARAGE AND DRIVEWAY
- CORNER PLOT
- PRIVATE ENCLOSED REAR GARDEN
- CLOSE PROXIMITY TO EXCELLENT AMENITIES & SCHOOLING
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- EPC - TBC



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



01788 577 218  
info@guild-house.com  
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixtures and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



**GUILD HOUSE**  
Estate Agents