



Coventry Road, Dunchurch, Rugby, CV22 6RE



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer a rare and unique property to the market. This extended two bedroom semi detached property which is situated in Dunchurch occupies a plot in excess of an acre, which provides prospective buyers numerous opportunities, ideal for someone wanting a small holding or someone looking at the possibility of long term future development. Located within easy walking distance of the thriving Dunchurch village and all of its excellent amenities which includes the ever popular Dun Cow Inn and restaurant, Ann-Maries florists, doctors surgery, post office and Lucy Locketts hairdressers with many more independent shops and businesses. For commuters there is easy access to M45/A45/A46 and both Dunchurch infants and Junior schools are on the doorstep.

The property has been updated and is well maintained throughout. The ground floor accommodation comprises: entrance porch, hallway, spacious lounge with feature bay window, good sized utility/w.c and open plan kitchen dining room. The kitchen is fitted with modern cream high gloss units incorporating built in oven, microwave, induction hob and extractor. Completing the ground floor and leading off from the kitchen is a gorgeous garden room offering stunning views of the south facing gardens and countryside. To the first floor there are two well proportioned bedrooms both benefiting from built in wardrobes and a spacious refitted shower room. The property further benefits from gas central heating and upvc double glazing throughout.

Externally this traditional semi really comes into its own, with fully enclosed expansive and impressive south facing grounds extending to over an acre. A large patio area, 2 large timber sheds, fish pond and large duck pond sit beautifully in the gardens. A one bedroom static home is also included in the sale, which has a small well fitted kitchen, lounge with patio doors and wood burning stove, bedroom and shower room.

To the front of the property there is a generous single garage and driveway for at least five vehicles.

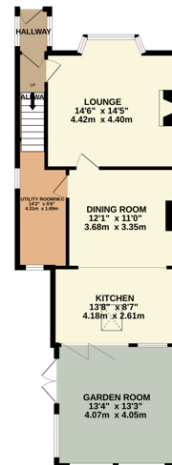
VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THIS PROPERTY.



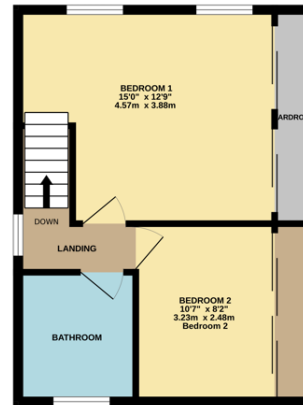
- EXTENDED SEMI DETACHED
- PLOT SIZE IN EXCESS OF AN ACRE
- TWO BEDROOMS
- DUNCHURCH INFANT & JUNIOR SCHOOL CATCHMENT
- UTILITY AND GROUND FLOOR CLOAKROOM/W.C
- REFITTED KITCHEN & BATHROOM
- GARDEN ROOM
- VIEWS OVER OPEN COUNTRYSIDE
- IDEAL FOR SMALL HOLDING
- POSSIBLE FUTURE DEVELOPMENT POTENTIAL
- LOUNGE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



GROUND FLOOR
735 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



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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 fixture 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.