



EDWARD KNIGHT
ESTATE AGENTS

204 DUNCHURCH ROAD, RUGBY, CV22 6HR

£795,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to offer for sale this spacious five bedroom detached chalet bungalow accessed via a sweeping driveway and situated on a stunning plot which is located just off the Dunchurch Road, being one of Rugby's most high profile residential areas. The property has a potential development opportunity to the first floor to create further accommodation (subject to planning permissions).

The ground floor includes a split-level lounge/dining room divided by Oak and glass balustrades. The dining room has sliding glass doors which lead to an outside entertaining area, whilst the lounge has a feature fireplace with DFE Gas Fire and windows overlooking the pretty fore and rear gardens.

The first floor boasts a spacious galleried landing which provides access to two first floor bedrooms and a large loft space which offers potential for conversion into further accommodation.

The property is set back within a large mature plot on Dunchurch Road and is accessed via a five-bar gate with brick pillars which leads to a turning space and spacious double garage with electric up and over door. The front, rear and side gardens are lawned and planted with mature shrubs, Rhododendrons, Azaleas & Hydrangeas as well as a beautiful Acer, Maple tree and box hedging framed patio area.



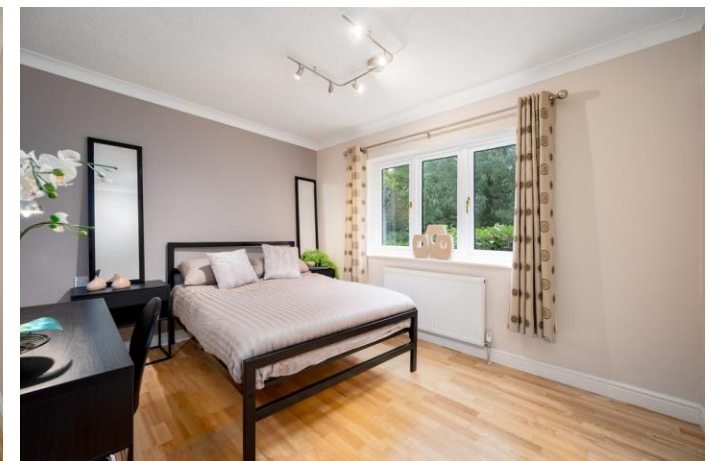
LOCATION

The property is situated just over a mile from the town centre in an established residential part of Rugby on the popular Dunchurch Road. The property is only a short drive to the centre of town and within easy reach of Elliotts Field retail park which is located a mile north of the town centre.

Rugby Railway Station benefits from a fast and regular train service to Euston in just under 50 minutes. From Rugby there is easy access to the extensive motorway networks including the A45, A5, M1 and M6.

The location is particularly favourable for it's choice of reputable schools for all ages including; Bawnmore Infant School, Bilton C of E Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls, Lawrence Sheriff School for boys, Harris High School, Rugby Free School and private schools including Rugby School, Bilton Grange and Crescent School.







GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

11' 6" x 13' 7" (3.51m x 4.14m)

REAR LOBBY

UTILITY ROOM

DINING ROOM

14' 7" x 10' 8" (4.44m x 3.25m)

LOUNGE

17' 2" x 19' 11" (5.23m x 6.07m)

BEDROOM TWO

12' 3" x 12' 9" (3.73m x 3.89m)

BEDROOM THREE

12' 2" x 12' 2" (3.71m x 3.71m)

BEDROOM FOUR

12' 2" x 9' 7" (3.71m x 2.92m)

FAMILY BATHROOM

FIRST FLOOR

LANDING

MASTER BEDROOM

12' 2" x 17' 1" (3.71m x 5.21m)

BEDROOM FIVE

12' 1" x 7' 5" (3.68m x 2.26m)

OUTSIDE

DOUBLE GARAGE

23' 4" x 17' 1" (7.11m x 5.21m)

