



EDWARD KNIGHT
ESTATE AGENTS

2 CARLTON COURT, CLIFTON UPON DUNSMORE, RUGBY, CV23 0EU

£429,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this modern 4/5 bedroom detached family home which is situated on a private drive with gated access in the heart of Clifton upon Dunsmore village. This individually built home was constructed in 2007 and is now being offered for sale with no onward chain.

LOCATION

Clifton-upon-Dunsmore is a village and civil parish in the Rugby borough situated on the eastern outskirts of Rugby. In the centre of the village are a range of small shops, St Mary's Church and the Bull Inn public house. The village also offers a regular bus service to Rugby's town centre.



ENTRANCE HALL

Double glazed composite door to front aspect. Wooden flooring. Stairs rising to the first floor. Radiator. Telephone point. Doors onto further accommodation.

STUDY

8' 11" x 7' 8" (2.72m x 2.34m)

uPVC double glazed window to the front aspect. Radiator. Wooden flooring. Television and telephone points.

DINING ROOM

11' 11" x 11' 7" (3.63m x 3.53m)

uPVC double glazed bay window to the front. Radiator.

LOUNGE

14' 7" x 13' 8" (4.44m x 4.17m)

uPVC double glazed French windows to the rear aspect. Electric fire with feature fireplace. Television and telephone points. Radiator.

BREAKFAST KITCHEN

18' 8" x 11' 7" (5.69m x 3.53m)

Wall and base units with granite worksurfaces over. Sink and drainer unit with mixer tap. Range master style electric cooker with cooker hood above. Space for fridge freezer, dishwasher, washing machine. Breakfast bar. Tiling to the splashbacks and tiled flooring. Radiator. UPVC double glaze door to the rear aspect. And open into:



CONSERVATORY

11' 2" x 19' 3" (3.4m x 5.87m)

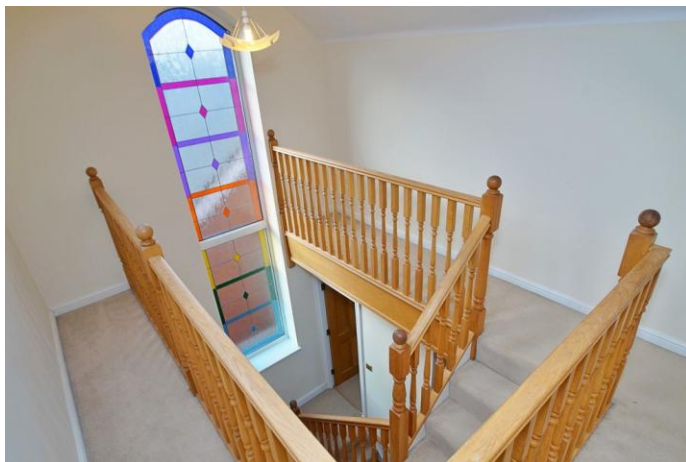
uPVC and low-level brick wall construction. Windows to side and rear aspects. French doors to the rear aspect. Radiator. Tiled flooring.

GUEST WC/CLOAKROOM

Low-level WC. Wash hand basin vanity unit. Extractor fan. Radiator. Hardwood flooring. UPVC double glazed opaque window to the side aspect.







FIRST FLOOR LANDING

uPVC double glaze opaque window to the side aspect. Stairs rising to the second floor. Understairs storage cupboard. Doors onto bedrooms and bathroom.

BEDROOM ONE

11' 1" x 15' 10" into door recess (3.38m x 4.83m)
uPVC double glazed window to the front aspect. Radiator. Television and telephone points. Fitted double wardrobes. Storage cupboard. Door onto:

ENSUITE

Shower cubicle with mains powered shower. Low-level WC. Wash hand basin. Shaver points. Extractor fan. Radiator. Fully tiled walls and flooring. UPVC double glazed opaque window to the front aspect.

BEDROOM TWO

11' 4" x 11' 8" (3.45m x 3.56m)
uPVC double glazed window to the rear aspect. Radiator. Television and telephone points.

BEDROOM THREE

8' 1" x 13' 7" (2.46m x 4.14m)
uPVC double glazed window to the rear aspect. Radiator. Television Point.

BEDROOM FOUR

11' 0" x 6' 2" (3.35m x 1.88m)
uPVC double glazed window to the front aspect. Built in wardrobe. Radiator. Television point.

BATHROOM

Panelled bath with mixer taps and mains powered shower over. Wash hand basin Vanity unit. Low-level WC. Extractor fan. Shaver points. Radiator. Partly tiled walls. uPVC double glazed opaque window to the side aspect.

SECOND FLOOR MEZZANINE BEDROOM

9' 7" plus wardrobes x 25' 9" (2.92m x 7.85m)
Stairs open into bedroom. UPVC double glazed opaque Windows to both side aspect. Four skylights to rear aspect. Built-in storage and wardrobes. Radiator.

FRONT GARDEN

Private driveway with access for two properties block paved low maintenance. Flowerbed's housing plants trees and shrubs. Brick wall and timber fencing surrounds.

REAR GARDEN

Low maintenance. Patio and decking areas. Timber fencing and brick wall surrounds. Raised flower beds housing plants and shrubs. Gated access to the side.

SINGLE GARAGE

Up and over door. Power and lighting connected.





TOTAL FLOOR AREA: 2013 sq.ft. (187.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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