



**EDWARD KNIGHT**  
ESTATE AGENTS

38 HAREBELL WAY, BOUGHTON VALE, RUGBY, CV23 0TT

OFFERS OVER £340,000







### PROPERTY DESCRIPTION

Edward Knight Estate Agents are pleased to offer for sale this spacious five bedroom detached property situated in the ever popular Boughton Vale estate. The property comprises of: Entrance hallway, Guest W.C., Lounge, Dining area, Breakfast kitchen, Conservatory, Five bedrooms with En-Suite to bedroom one, Family bathroom, Rear garden, Double tandem garage and drive way in front with parking for multiple vehicles.

### LOCATION

Boughton Vale is a popular suburb of Rugby. Situated close to local amenities, good schooling and regular bus routes. Boughton Vale offers easy access in the Rugby Town Centre and the train station as well as all major road networks.

### ENTRANCE HALL

Double glazed opaque door to the front aspect. Radiator. Stairs rising to the first floor with Stannah stair lift. Doors onto further accommodation.

### GUEST WC

Low level W.C. Wash hand basin. Radiator. Double glazed opaque window to front aspect.

### LOUNGE AREA

19' 1" x 11' 7" (5.82m x 3.53m)

Double glazed bay window to front aspect. Television and telephone points. Radiator. Gas fire with feature fireplace.

### DINING AREA

12' 3" x 9' (3.73m x 2.74m)

Radiator. Door onto kitchen. uPVC double glazed French doors onto:

### BREAKFAST KITCHEN

15' 5" x 9' 9" (4.7m x 2.97m)

Wall and base units with work surfaces over. Sink and





drainer unit with a mixer tap. Integrated gas hob and electric oven with cooker hood above. Space for fridge freezer, washing machine and dishwasher. Breakfast bar. Radiator. Tiling to flooring and splashbacks. Window to rear aspect. Door onto garage.

#### CONSERVATORY

uPVC and low level brick wall construction. Windows to sides and rear aspects. French doors to side aspect. Power and lighting connected.

#### FIRST FLOOR LABNDING

Loft access. Airing cupboard. Doors onto bedrooms and bathroom.

#### BEDROOM ONE

15' 3" x 12' 3" (4.65m x 3.73m)

Double glazed bay window to front aspect. Television and telephone points. Radiator. Storage area. Door onto:

#### ENSUITE WET ROOM

Electric power shower. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Partly tiled walls. Opaque window to side aspect.

#### BEDROOM TWO

28' 8" x 7' 6" (8.74m x 2.29m)

uPVC double glazed windows to front and rear aspects. Radiators.

#### BEDROOM THREE

9' 2" into door recess x 11' 1" plus storage area (2.79m x 3.38m)

Window to rear aspect. Radiator. Storage area.

#### BEDROOM FOUR

10' 3" max x 6' 11" (3.12m x 2.11m)

Window to front aspect. Radiator.



#### BEDROOM FIVE

9' 2" x 6' 2" plus storage area (2.79m x 1.88m)

Window to rear aspect. Radiator. Storage area.

#### BATHROOM

Panelled bath with mixer taps and shower head over with rainfall effect shower head. Low level WC. Wash hand basin. Heated towel rail. Partly tiled walls. Opaque window to side aspect.

#### FRONT GARDEN

Lawned area and flower beds housing mature trees,











plants and shrubs. Tarmac driveway with parking for multiple vehicles.

#### REAR GARDEN

Patio and lawned areas. Flower beds housing mature trees, plants and shrubs. Timber fencing surrounds. Gated access to the side.

#### DOUBLE TANDEM GARAGE

Up and over door with power and lighting connected. Door to the rear aspect leads onto the rear garden.



