7 Bailey Close, Wolston, Rugby, CV8 3LS

HOWKINS & HARRISON

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Wolston, Rugby, CV8 3LS

Guide Price: £440,000

Immaculate four-bedroom detached family home set in a quiet cul-de-sac with a west-facing garden, bright open-plan living space, driveway parking and an integral garage. Offering approximately 1,433 sq ft of well-planned accommodation, the property is located in the sought-after village of Wolston. The heart of the home is the open plan lounge/dining area. This spacious layout allows for a seamless flow between the living and dining spaces, making it an ideal setting for social and family gatherings. The property is well presented throughout, featuring four generously sized bedrooms, including a principal bedroom complete with en-suite. The attractive and well-maintained rear garden offers a generous outdoor space with multiple patio areas, ideal for relaxing and outdoor entertaining. Additionally, the property benefits from ample parking with a driveway and an integral garage.

Features

- Detached family home in a quiet cul-de-sac
- Sought after village location
- West facing garden ideal for afternoon sun
- Bright open plan lounge/diner
- Contemporary fitted kitchen
- Four well proportioned bedrooms
- Principal bedroom with en-suite shower room
- Built-in wardrobes to two bedrooms
- Approx 1,433 sq ft of accommodation
- Integral garage with internal access
- Driveway parking
- Well presented throughout

Location

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.

Ground Floor

The ground floor features a welcoming entrance hall with attractive tiled flooring which flows throughout the ground floor rooms. Stairs with attractive glass balustrade and wooden handrail rise to the first floor and a door leads to a useful ground floor cloakroom, fitted with a wash hand basin and WC. Double doors access the modern fitted kitchen which is well equipped with a range of white high gloss base and eye level units, incorporating numerous cupboards and drawers, with integrated appliances to include a dishwasher, double oven and an induction hob with extractor above, along with space for a full height fridge/freezer. A door leads to a bright and spacious open plan lounge/diner, with double doors opening onto the rear patio. A courtesy door from the entrance hall opens into the single garage, providing additional practicality with plumbing to the rear for a washing machine and space for a tumble dryer.

First Floor

To the first floor, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own built-in wardrobes with mirrored sliding doors and an en-suite shower room, comprising of a double shower enclosure, wash hand basin with vanity unit, chrome heated towel radiator and a WC. Bedroom two also features built-in wardrobes, providing excellent storage solutions and overlooks the front aspect, whilst bedrooms three and four overlook the rear garden. A contemporary family bathroom is fitted with a modern white suite which includes a panelled bath with glass shower screen and shower over, wash hand basin with vanity unit, chrome heated towel radiator and a WC, along with tiled flooring.

Outside

Externally, the property continues to impress with a beautifully landscaped rear garden, with multiple patio areas, complemented by a slate chipping walkway, providing ideal spaces for outdoor enjoyment and entertaining. Attractive borders, edged with wooden sleepers are planted with a variety of herbaceous plants, shrubs and flowers. To the front of the property, a block paved driveway offers convenient off-road parking in front of the garage.

Agents Note

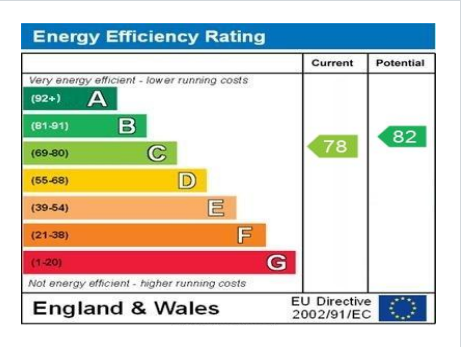
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

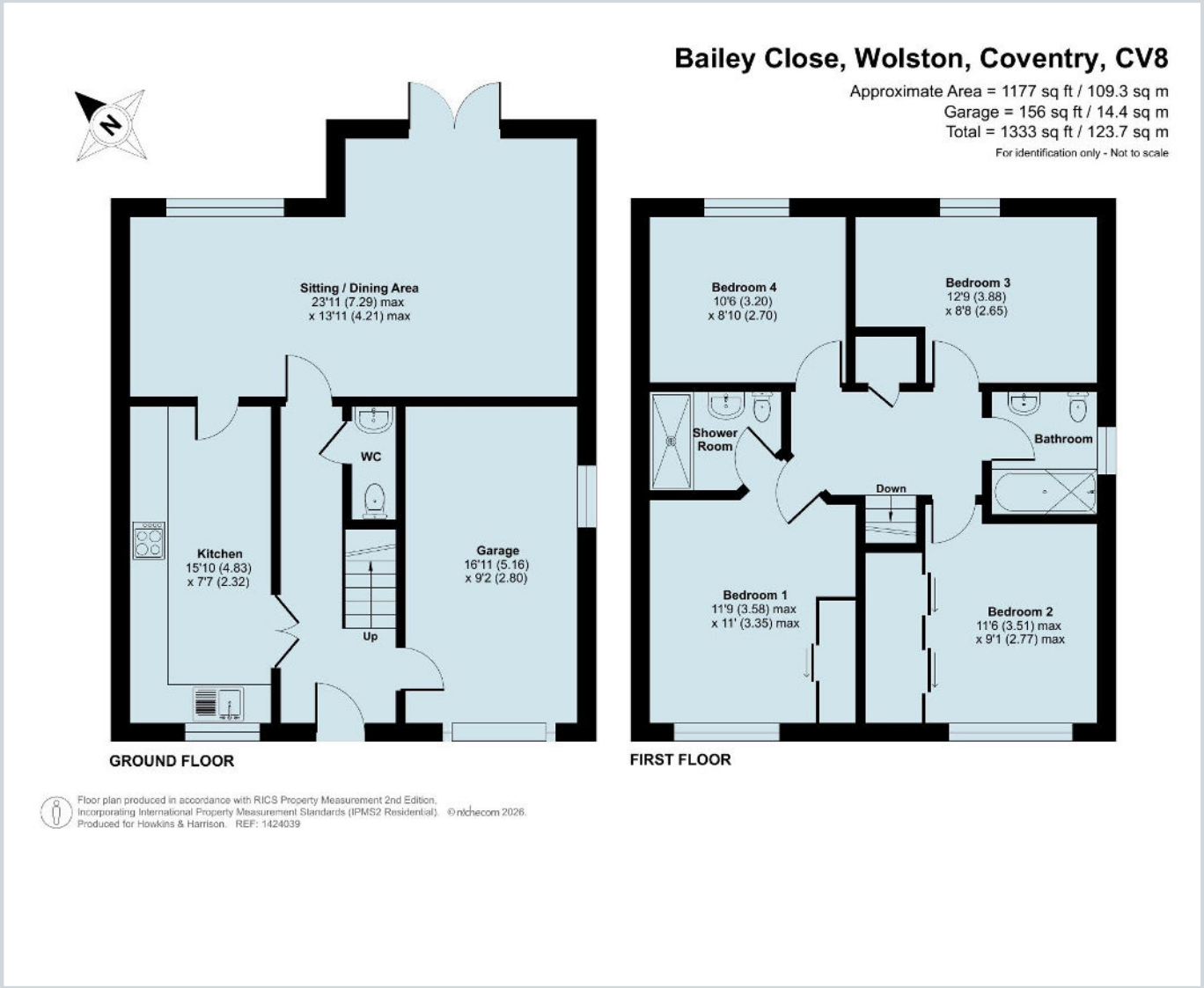
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.





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