



270 Dunchurch Road

Rugby, Warwickshire, CV22 6HX

Guide Price £450,000

This four bedroom, detached property enjoys a secluded slip road position, located off the highly sought after Dunchurch Road.

Situated on a substantial plot with driveway, garage and large rear garden.

Entrance hall, three receptions, and downstairs bedroom with en-suite.

Huge Potential To Extend!



Property Features

- Detached Property
- Four Bedrooms
- Huge Potential To Extend STPP
- Driveway & Garage
- Large Rear Garden
- Three Receptions
- Breakfast Kitchen
- Downstairs Bathroom & En-Suite
- Utility & Conservatory
- Requires Modernisation

Full Description

Fantastic opportunity to acquire a detached property on a substantial plot, offering huge potential to extend and improve (subject to any necessary planning permission).

Positioned on the slip road off the highly sought after Dunchurch Road, this residence enjoys a secluded set back position which offers excellent levels of privacy to the front and rear aspects.

There are well maintained gardens to the front aspect, with a driveway, and integral garage providing ample off road parking.

To the rear aspect is a large, enclosed garden stretching over 100 foot, which is laid mainly to lawn, with a good sized patio area.

The property itself offers spacious and versatile family living accommodation across two floors, and whilst requiring modernisation, still offers lots of potential to improve.

The accommodation comprises of entrance hall, cloakroom/wc, lounge, dining room, breakfast kitchen, study, utility, conservatory, and a double bedroom with dressing area and en-suite facilities, on the ground floor.

Rising to the first floor, there are three further double bedrooms, a landing, and a family bathroom.

Ground Floor

Entrance Hall

Lounge Area 5.04m (16'6") x 3.65m (12')

Dining Area 3.36m (11') x 3.26m (10'8")

Study 2.52m (8'3") x 2.36m (7'9")

Breakfast Area 4.20m (13'9") x 3.26m (10'8")

Kitchen Area 3.36m (11') x 3.33m (10'11")

Utility Area 4.21m (13'10") max x 2.10m (6'10")

Conservatory

Cloakroom/WC

Bedroom 4 3.60m (11'10") x 2.59m (8'6")

Dressing Room 2.59m (8'6") x 1.45m (4'9")

En-Suite

First Floor

Landing

Bedroom 1 4.58m (15') x 3.64m (11'11")

Bedroom 2 3.33m (10'11") x 3.27m (10'9")

Bedroom 3 3.64m (11'11") x 2.97m (9'9")

Bathroom







Dimension approximate for display purposes only
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements