

Cox Crescent, Dunchurch

Guide Price £500,000

complete ESTATE AGENTS

Cox Crescent, Dunchurch, Rugby

Complete Estate Agents are proud to introduce this splendid four-bedroom home on Cox Crescent in the charming village of Dunchurch, Rugby.

Offering a perfect blend of comfort and elegance, this property is ideal for families seeking generous living space. The accommodation comprises four well-sized bedrooms, two inviting reception rooms and three well-appointed bathrooms, providing versatile space for both everyday family life and entertaining. The bathrooms have been finished with modern fixtures, adding to the overall appeal of the home. Dunchurch is well known for its picturesque surroundings and strong community spirit, making it a highly desirable location. The property is conveniently placed for local amenities, schools and transport links, making it an excellent choice for families and commuters alike.

With its spacious interiors and prime location, this home presents a wonderful opportunity to create lasting memories and space to extend in line with similar properties in the street. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

No Onward Chain

Entrance Hall 10'7" x 5'2" (3.23 x 1.60)
Entered via glazed door.

Inner Hall 18'5" x 7'4" (5.63 x 2.26)
Stairs to first floor. Unders stair store.

Kitchen 10'5" x 9'10" (3.20 x 3.02)
An array of base cupboards and drawers with eye level units above. Electric fan assisted double ove. Electric hob with extractor above. One and a half bowl sink with mixer tap above. Eye level units. Window to rear.

Utility Room 10'7" x 9'11" (3.23 x 3.04)
An array of base cupboards and drawers with inset stainless steel sink. Eye level glazed unit. Plumbing for a dishwasher or automatic washing machine. Window and door to rear.

Dining Room 10'5" x 8'2" (3.20 x 2.51)
Radiator. Window to rear.

Cloakroom
Low flush WC. Wash hand basin with storage under. Radiator. Window to side.





Study 7'1" x 6'0" (2.16 x 1.83)
Radiator. Window to front.

Lounge 21'2" x 12'6" (6.46 x 3.83)
Radiator. Patio doors to rear garden. Window to front.

First Floor Landing
Airing cupboard house gas central heating boiler which serves domestic hot water and radiators throughout. Radiator. Picture window to front. Doors to

Bedroom One 12'11" x 10'5" (3.94 x 3.19)
Radiator. Window to rear.

En Suite
Panelled bath with wash hand basin. Low flush wc. Walk in shower with sliding curved glass screen. Tiled splash areas. Heated towel rail. Windows to side aspect.

Bedroom Two 11'6" x 10'5" (3.52 x 3.19)
Radiator. Window to rear.

Bedroom Three 10'4" x 8'2" (3.16 x 2.49)
Radiator. Window to front.

Bedroom Four 10'8" x 7'2" (3.26 x 2.19)
Radiator. Window to front.

Shower Room
Large walk in shower with glazed screen and power shower. Tiled walls. Vanity sink unit. Low flush WC. Window to side.

Double Garage 16'3" x 17'7" (4.96 x 5.37)
Entered via electric roller door. Plumbing for a washing machine. Door and window to rear garden. Power and light connected.

Rear Garden
A lovely mature north / west facing garden which is well stocked with specimen trees and shrubs. Laid to lawn with raised rockeries and fully enclosed with timber fencing. Gated side access.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note
An exciting opportunity to acquire a lovely four-bedroom property on Cox Crescent, offering excellent scope for modernisation, remodelling and extension, subject to the necessary permissions and consents.

Ideal for buyers looking to put their own stamp on their next home, the property provides a starting point for creating a space tailored to individual tastes and requirements. Whether updating the interiors, reconfiguring the existing layout or exploring opportunities to extend, there is considerable potential to transform the property into a home designed around modern family living.

A compelling prospect for purchasers seeking a project with long-term appeal and the opportunity to shape their next chapter.





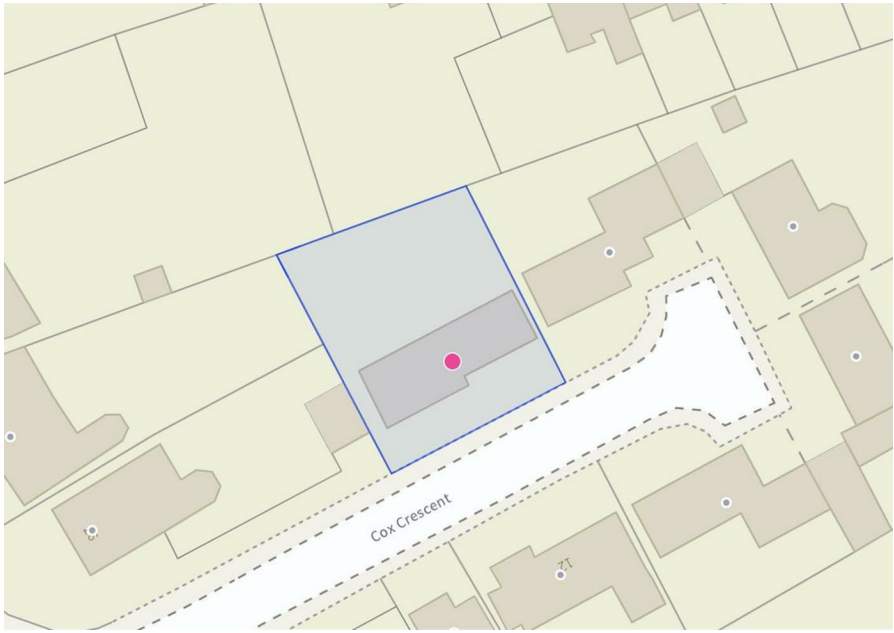






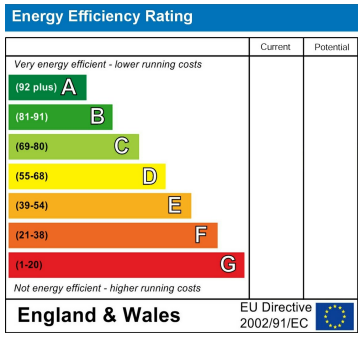


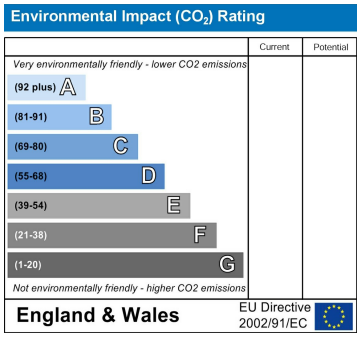




Total floor area: 165.6 sq.m. (1,783 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS