



Fair Close, Frankton

Offers Over £610,000

the **platinumcollection**.
HOUSES OF DISTINCTION

Fair Close, Frankton,Rugby, Warwickshire.

Offers Over £610,000

The Platinum Collection- are thrilled to present this five bedroom detached family house to the market, the property features 2 en-suites and 1 family bathroom. Extension completed in May 2016 to include a large open plan living area with bi-fold doors onto the garden. Large modern kitchen with kitchen island and twin ovens creating a wonderful heart of the home feel, this fabulous home further boasts large enclosed garden to rear. Double garage and ample parking spaces.

Consideration has been given to where a staircase might be placed if a loft conversion is planned in the future. The loft space is enormous.

The property Comprises Porch, Entrance Hall, Cloakroom/Utility area, an open plan Kitchen/lounge/Diner that needs to be seen to be fully appreciated with quality units and fitted appliances, Family room with open fire, Conservatory, the first floor are five generous bedrooms two with En-suite Showers, family Bathroom, outside Gravelled parking for several cars and Garden with stunning Patio, the property also has a double Garage, accommodation approximately 2379 sq ft.

Porch

Quarry tiled flooring, double glazed french double door to

Entrance Hall

Radiator, laminate flooring, stairs

Lounge 19'6" x 11'11" (5.95 x 3.65)

Double glazed sash window to front, open fire fireplace with feature surround, two radiators, floorboards, double glazed french rear double door and designer wallpaper.

Cloakroom / Utility Room

Plumbing for washing machine, double glazed window to front, two piece suite wash hand basin and low-level WC, tiled splashback, Storage cupboard, radiator, laminate flooring and designer wallpaper.

Family Room 19'6" x 11'11" (5.95 x 3.65)

Double glazed sash window to front, open fire fireplace with feature surround, two radiators, floorboards, double glazed french rear double door and designer wallpaper.

Consevatory 12'3" x 11'11" (3.74 x 3.65)

Half brick and uPVC double glazed construction, radiator, laminate flooring, double glazed french rear double door.



Dining Area 12'0" x 17'0" (3.66 x 5.20)

Double glazed window to rear, Storage cupboard with window, radiator, laminate flooring with recessed ceiling spotlights, double glazed french doors leading onto Terrace.

Kitchen Area 20'6" x 14'7" (6.27 x 4.45)

Large open plan kitchen with kitchen island and breakfast bar with room for 4 stools. Kitchen is fitted with a matching range of base level units with Quartz Rock Grey worktop, 10 pan drawers, 1+1/2 bowl Blanco sink unit with single drainer and mixer spray tap (matching Rock Grey colour), built-in NEFF fridge/freezer and NEFF dishwasher, built-in CDA dual zone wine cooler, NEFF 'Slide & Hide' single electric fan assisted oven, NEFF combi-oven with Microwave and a warming drawer, Extra wide five ring gas hob with CDA ceiling extractor, double glazed window to side, double glazed wooden sash window to front, laminate flooring, under floor heating with recessed ceiling spotlights.

Lounge Area 17'1" x 14'4" (5.21 x 4.39)

Laminate flooring, under floor heating with recessed ceiling spotlights, two double glazed aluminium bi-fold doors to terrace.

Professional quality high speed HDMI, Optical and Cat6 Ethernet sockets in ceiling for mounting a High Definition or 4K/HDR projector. These terminate on the back wall in a 'Multimedia A/V zone', along with multiple power sockets, Satellite, Fibre broadband port, phone socket, etc.

Cat 6 Ethernet cabling terminates at a patch panel in the loft (with power and space for any networking or HDMI over Ethernet, etc.)

Landing

Double glazed wooden sash window to front; two double glazed windows to rear; radiator; fitted carpet; staircase with oak spindles and handrail; and designer wallpaper. Space for a staircase has been allowed in case purchasers want to convert the loft.

Master Bedroom 14'3" x 12'7" (4.36 x 3.86)

Two radiators; fitted carpet; double glazed aluminium french double door with juliet balcony; and Farrow and Ball paint on feature wall.

En Suite

Three piece suite with double shower enclosure with power shower, vanity wash hand basin and low-level WC tiled splashback, frosted double glazed window to side, heated towel rail, karndean flooring.

Bedroom Two 10'4" x 14'7" (3.17 x 4.47)

Wooden sash window to front, radiator, fitted carpet and Farrow and Ball paint on feature wall.

En Suite

Three piece suite with wash hand basin, double shower enclosure with power shower and low-level WC, tiled splashbacks, heated towel rail, karndean flooring

Bedroom Three 10'11" x 9'2" (3.33 x 2.80)

Double glazed window to rear; radiator; fitted carpet and Farrow and Ball paint on feature wall.



Bedroom Four 12'0" x 12'0" (3.68 x 3.66)

Double glazed window to rear; radiator; fitted carpet and Farrow and Ball paint on feature wall.

Bedroom Five 12'0" x 6'11" (3.68 x 2.13)

Double glazed window to front, radiator, fitted carpet. Brushed steel Ethernet sockets.

Family Bathroom

Three piece suite with panelled bath, wash hand basin, power shower and low-level WC, tiled splashbacks, double glazed sash window to front, heated towel rail, karndean flooring with recessed ceiling spotlights

Outside

Front

Gravel driveway with parking for several cars, garden mainly laid to lawn.

Rear

Large paved terrace with the majority of the garden laid mainly to lawn with maturing shrubs and trees. Gated side access

Detached Double Garage

There is planning permission to demolish and reposition the Double Garage away from the kitchen towards the top of the driveway.

Agents Note

The property is located in the village of Frankton being some seven

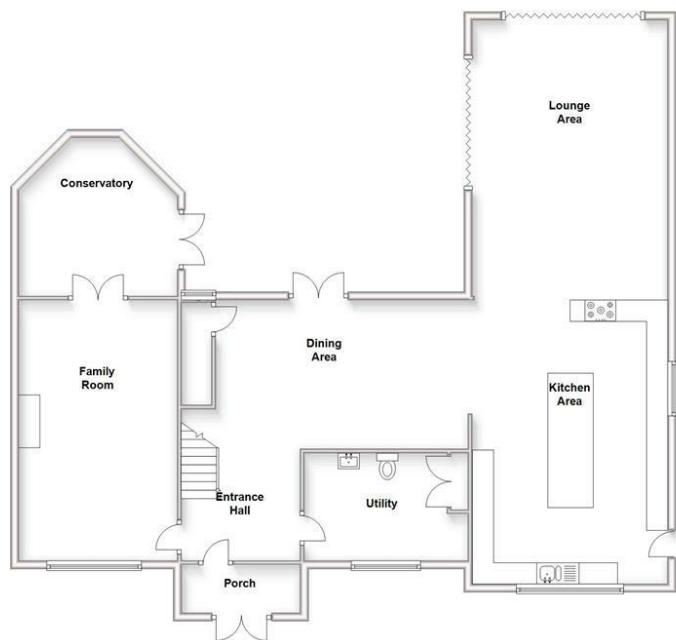
miles from the heart of Rugby, for commuters the property is within easy reach of the A45, A46 and M6 Motorway, the property is served by the following schools:

Princethorpe College (0.3 miles)
Our Lady's Catholic Primary School, Princethorpe (0.1 miles)
Knightlow CofE Primary School (1.5 miles)
Provost Williams CofE Primary School (2.4 miles)
Warwickshire College Group (6.5 miles)
City College Coventry (6.7 miles)
Henley College Coventry (7.2 miles)
Baginton Fields School (4.2 miles)
Riverbank School (4.6 miles)

This is a great opportunity to acquire a wonderful high specification family home with further potential and as such an early inspection is highly recommended.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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