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Bow Fell, Brownsover
Asking Price £468,000

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ESTATE AGENTS

Bow Fell, Brownsover, Rugby

Complete Estate Agents are delighted to welcome to the market an extended four bedroom detached home situated on a corner plot measuring over 2000 sq ft. The property has been extended to the side and rear to provide a spacious and generous proportion of rooms. The property comprises of entrance porch, entrance hall, modern downstairs wc, spacious kitchen/dining/family room, utility room, home office, separate wc, spacious lounge and conservatory. Upstairs there are Four good size bedrooms with the master bedroom having a modern ensuite and dressing room with juliet balcony as well as bedroom two also having a modern ensuite, there is also a main modern family bathroom. There are gardens to the rear and side with a large detached workshop with power and newly built wooden sauna. Block paved Driveway to the front for parking of up to 3 cars. Viewing is essential to appreciate this delightful home. An ideal home for large family or multi generational living.

Entrance Porch

Motion activated ceiling light, double glazed front door and door leading into entrance hall.

Entrance Hall

Tiled flooring throughout, understairs storage cupboard, stairs leading to top floor, doors to all ground floor accommodation and two radiators.

Downstairs WC

Refitted throughout to provide low level wc, corner vanity wash hand basin, double glazed side window, tiling to splash back areas, heated towel rail and ceiling light.

Extended Kitchen/Dining/Family Room 28'6" x 19'2" (8.69 x 5.86)

Having a range of base, drawer and wall units with wooden worktops over, double belfast sink, space for range cooker and fitted overhead re-circulation extractor unit, tiling to splash back areas, space and plumbing for washing machine and dishwasher, four sockets and counter height sockets for dishwasher/washing machine, radiator, tiled flooring throughout, fitted spotlights and door leading into Utility Room. The Dining/Family area has access point for broadband, two double sockets, tiled flooring throughout, 2 velux skylight windows, radiator and double glazed window to front.



Spacious Lounge 23'4" x 13'1" (7.12 x 4.01)

Double glazed window to rear, two radiators, four double sockets, one fitted sanderson blind, two ceiling lights, double glazed french doors into conservatory

Conservatory 12'2" x 11'0" (3.73 x 3.36)

Fitted insulated roof with sanderson blinds to roof and venetian blinds to the windows, wall mounted air conditioning/heater unit, two double sockets, two wall lights, double glazed french doors to garden, radiator and tiled flooring throughout.

Utility Room 6'10" x 17'10" (2.10 x 5.46)

Tiled flooring throughout, underfloor heating, four double sockets, fitted storage cupboard, double glazed french doors into garden, space for freestanding fridge/freezer and chest freezer. There is a lobby area around to left that leads into Home Office and separate wc area.

Home Office with separate wc 8'9" x 11'2" (2.68 x 3.42)

Double glazed window and door to front, tiled flooring throughout, underfloor heating, three double sockets, shallow base units for storage, wall mounted combi boiler, velux window and separate wc with low level wc, wash hand basin, underfloor heating, tiling to splash back areas, consumer unit, privacy blinds to door and windows, fan and ceiling light.

Master Bedroom 8'9" x 12'10" (2.67 x 3.93)

Entrance into dressing room, radiator, 4 double sockets, radiator.

Dressing Room 6'11" x 10'9" (2.13 x 3.30)

Underfloor heating, two double sockets, ceiling spots, loft access, double glazed doors to juliet balcony and door to ensuite.

Ensuite Shower Room

Low level wc, wash hand basin, shower cubicle with electric shower unit, tiling to splash back areas, underfloor heating, tiling to splash back areas, heated towel rail, illuminated mirror cupboard and extractor fan.

Bedroom Two 13'8" x 10'1" (4.18 x 3.08)

Double glazed window, radiator and door through to ensuite shower room.

Ensuite Shower Room

Low level wc, wash hand basin, shower cubicle with electric shower unit, heated towel rail, window to front, extraction fan and under flooring heating.

Bedroom Three 8'1" x 9'9" (2.47 x 2.99)

Double glazed window to rear, two double sockets, radiator and fitted wardrobe.

Bedroom Four 5'10" x 9'9" (1.78 x 2.99)

Double glazed window to rear, built in wardrobe, double socket and radiator.

Family Bathroom

Low level wc, wash hand basin, laminate flooring, roll top stand alone bath, mirrored cupboard with built in light, radiator and towel rail and mains power shower.

Rear/Side Garden with Large Detached Workshop

Gardens to rear and side which are laid mainly to lawn, newly built outdoor wooden sauna, patio areas to the rear and side gardens, large workshop with power sockets and excellent space for storage or use as a workshop, side lean to with double gates to front.

Driveway to Front

Block paved driveway with gates to side for access to garden.



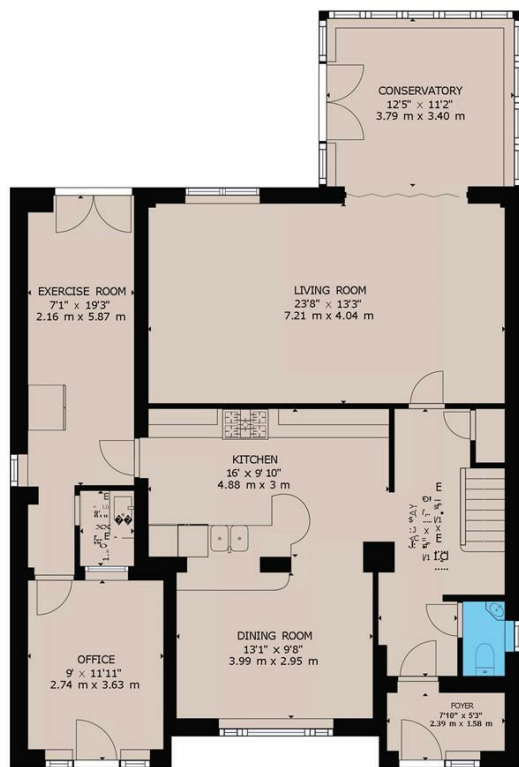
About Rugby

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

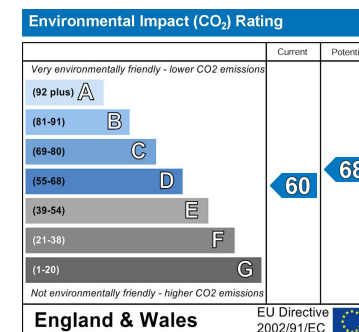
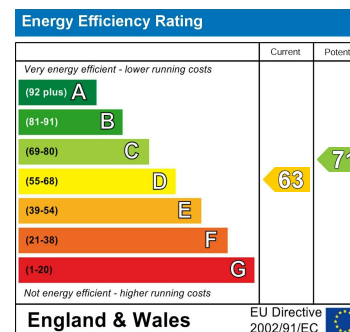
Rugby Borough Council,

Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
FLOOR 1: 1349 sq ft, 125.36 m²; FLOOR 2: 757 sq ft, 70.29 m²
TOTAL: 2016 sq ft, 195.65 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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