



MATTHEW JAMES
Property Services



44 Brockhurst Lane, Rugby, CV23 0RA **Offers Over £440,000**

THREE / FOUR BEDROOMS... MASSIVELY EXTENDED TO THE SIDE AND REAR... OFF ROAD GATED PARKING... OPEN PLAN BREAKFAST KITCHEN... PRIVATE REAR GARDEN... LOVELY VILLAGE LOCATION... MASTER EN-SUITE. Built in the early 1900's, this beautiful original farmhouse forms part of the surrounding Denbigh Estate and would be perfect for someone looking for their first or next family home. Situated in the beautiful village of Monks Kirby and close to a great primary school, public house, village hall and a church and ideal for those that commute, this property really does need to be viewed to appreciate everything that is being offered for sale. Briefly comprising of gated car port parking, lounge with log burner, newly installed open plan breakfast kitchen dining room, pantry / utility room, recently built and added dining room, ground floor cloakroom and further room which could be ideal as a ground floor bedroom / home office or play room. To the first floor there are three double bedrooms with the master having an en-suite shower room and then the family bathroom has both a bath and a walk-in shower enclosure. The property is beautifully decorated throughout with a modern theme whilst keeping the farmhouse feel at the same time. Does this sound like your next family home? Call us now to book your immediate viewing.

Front Elevation & Car Port Parking



Purpose built and providing parking for one motor vehicle with gated access.

Lounge

15'11 x 15'2 (4.85m x 4.62m)



Having a double glazed window to the front elevation, feature inset log burner with timber mantle and stone hearth with cupboard storage to both sides. Timber glazed double doors lead to the:

Kitchen / Breakfast Room

18'11 x 16'0 (5.77m x 4.88m)



Being newly installed with a modern design and comprising of wall, base and drawer units with roll top work surface over, space for a stand lone cooker, space and plumbing for a dishwasher, upstands and some modern tiling to all splash prone areas. To the side of the kitchen is a hardwood double glazed extension with double glazed roof providing a dining area which also opens to the rear garden area. Also having doors leading off to:

Pantry / Utility Room:

(Not Measured) Having a double glazed window to the side elevation and space and plumbing for an American style fridge freezer, plumbing and space for a washing machine and cupboard storage.

Dining Room

15'7 x 9'7 (4.75m x 2.92m)



Having been recently extended with double glazed windows to the side and front elevations and door that leads to the:

Inner Hallway

Having a double glazed window to the side elevation and door leading off to the:

WC

4'9 x 4'1 (1.45m x 1.24m)



Having a low level flush WC, extractor and vanity wash hand basin.

Study / Playroom / Bedroom Four

8'0 x 7'10 (2.44m x 2.39m)



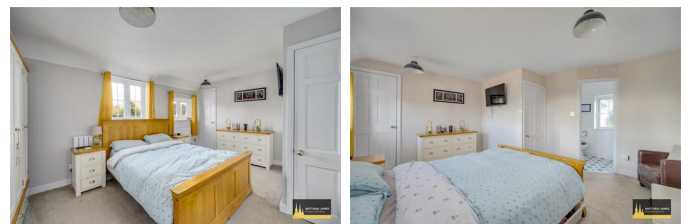
Having double glazed French doors that lead to the rear garden area. Perfect area for the home office, study or further bedroom if required.

First Floor Landing

Having two double glazed windows to the side elevation and tiered stairs with doors that lead off to:

Master Bedroom

14'2 x 11'11 (4.32m x 3.63m)

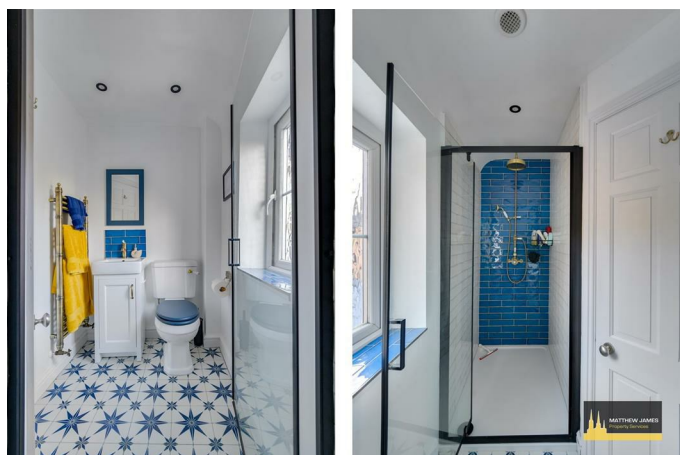


Having two double glazed windows to the front

elevation, over stairs cupboard storage and further door that leads to the:

Master En-Suite

8'11 x 4'7 (2.72m x 1.40m)



Having a double obscure glazed window to the rear elevation, vanity wash hand basin, low level flush WC and double 'walk-in' shower enclosure. The en-suite was newly installed October 2024.

Bedroom Two

21'0 x 9'6 (6.40m x 2.90m)



Having three double glazed windows to the rear elevation and fully fitted wardrobes to the one wall.

Bedroom Three

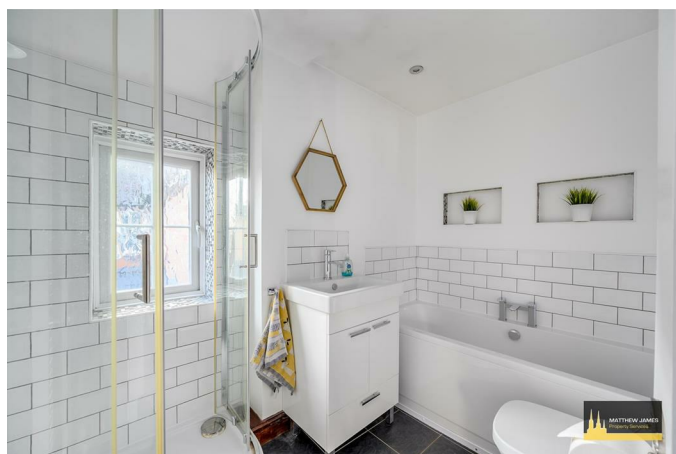
10'1 x 8'10 (3.07m x 2.69m)



Having a double glazed window to the front elevation.

Family Bathroom

8'6 x 5'7 (2.59m x 1.70m)



Having a double obscure glazed window to the side elevation, panel bath with central tap, walk-in corner shower enclosure, vanity wash hand basin with storage beneath and modern tiling to all splash prone areas.

Rear Garden

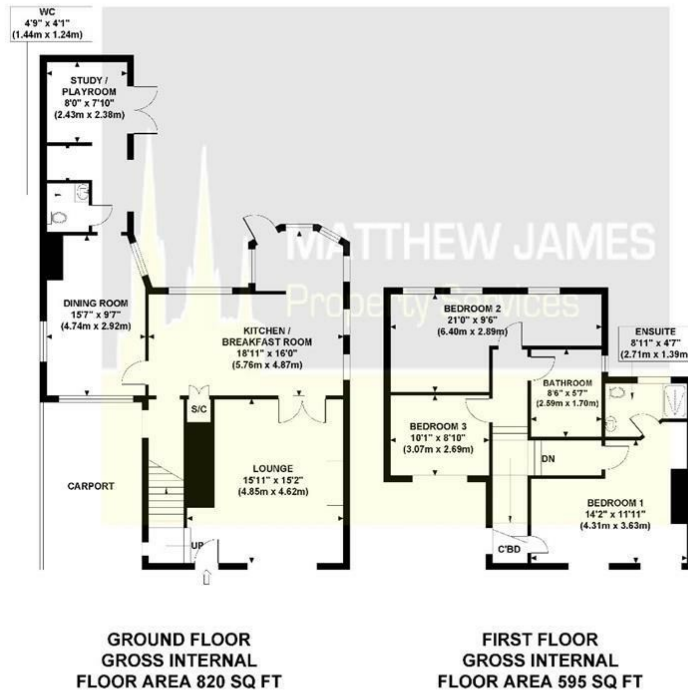


Having a fenced perimeter and being mainly laid to lawn with mature planted borders and paved patio area.

Floor Plan

BROCKHURST LANE

Approximate Gross Internal Area 1415 sq ft / 131.5 sq m

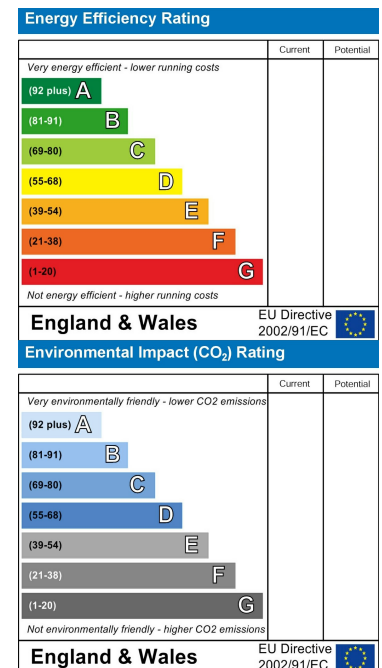


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter