

# archerbassett

LETTINGS AND SALES



12 Newbold Farm, Main Street, Rugby, CV21 1UU

£2,600 Per Calendar Month



**\*\* FOUR BEDROOM EXECUTIVE HOME \*\*** Beautifully appointed four bedroom detached home set in the heart of Newbold Farm being a semi-rural village of Newbold-on-Avon. This home is within easy reach of Rugby's busy Market Town, train station and Midlands roads networks. This property boasts a wealth of character with views of the surrounding countryside which are completely unobstructed with perfectly designed bifolding doors to the two main bedrooms and cleverly designed bifolding doors to the ground floor breakfast/dining area bringing a seamless transition between the inside of your home and the outdoors. The accommodation comprises of entrance hall accessed via a fully glazed floor to ceiling entrance door with windows providing an abundance of natural light. Ground floor w.c., living room, utility room with appliances, open plan and well equipped breakfast kitchen with integrated appliances and breakfast/dining area with log burner set in brick surround. The first floor has two double bedrooms both with en-suite shower rooms and two further double bedrooms together with family bathroom. The front of the property provides parking with an electrical vehicle charging point and garage whilst the back is fully enclosed with lawn and storage shed. The property benefits from underfloor heating to the ground floor with radiators to the first floor, there is double glazing throughout and a security alarm is also a benefit. This home must be viewed internally to fully appreciate the high standard of living a property of this specification can provide.

- EXECUTIVE FOUR BEDROOM DETACHED
- IMPRESSIVE AND WELL EQUIPPED KITCHEN
- TWO EN-SUITES
- GROUND FLOOR UNDER FLOOR HEATING
- INTEGRAL GARAGE
- SEMI-RURAL LOCATION
- BREAKFAST KITCHEN WITH LOG BURNER
- BIFOLDING DOORS TO TWO BEDROOMS PROVIDING UNOBSTRUCTED VIEWS ACROSS THE COUNTRYSIDE
- VEHICLE CHARGING POINT
- ENCLOSED GARDEN WITH COUNTRYSIDE VIEWS

