







4 Bedroom House - Detached

located on Elter Close, Rugby

£375,000

UP Estates

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£375,000

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- EXTENSIVE AND VERSATILE LIVING ACCOMODATION THROUGHOUT
- SUBSTANTIALLY EXTENDED
- OFFICE/STUDY PERFECT FOR WORKING FROM HOME
- PRINCIPLE BEDROOM WITH PRIVATE EN-SUITE & DRESSING ROOM
- PRIVATE REAR GARDEN
- QUIET RESIDENTIAL LOCATION ON A NO THROUGH ROAD
- DOWNSTAIRS WC
- EXCELLENT FAMILY HOME FOR MODERN LIVING
- FOUR DOWNSTAIR RECEPTION ROOMS

HEAVILY EXTENDED DETACHED FAMILY HOME - FOUR DOWNSTAIRS RECEPTION ROOMS - IMPRESSIVE PRINCIPAL BEDROOM SUITE WITH EN-SUITE & DRESSING ROOM - FOUR BEDROOMS IN ALL - DOWNSTAIRS WC - DRIVEWAY PARKING FOR MULTIPLE/LARGER VEHICLES - OVERALL THIS PROPERTY OFFERS GOOD VALUE FOR MONEY

Brownsover is a well-regarded and established residential district located approximately one and a half miles to the north of Rugby town centre. The area benefits from an excellent range of local amenities, including a convenience store, medical centre, hairdressers, and takeaway restaurant, ensuring day-to-day needs are easily met.

Families are particularly well served by local schooling. Primary education is provided by Boughton Leigh Infant and Junior Schools-both situated on a shared campus-as well as Brownsover Community Infant School. All three hold a current Ofsted rating of 'Good'. Wider educational options are readily available in Rugby town, offering a choice of state-funded secondary schools, boys' and girls' grammar schools, academies, and Warwickshire College. For those seeking independent provision, Rugby also hosts several respected private schools.

Residents enjoy convenient access to a wide selection of independent boutiques, high street retailers, restaurants, and leisure facilities located throughout Rugby. The popular Elliott's Field and Junction One retail parks are within comfortable walking distance, providing an excellent variety of shopping and dining options. Road and rail options are excellent, with the M6 motorway and A5 road networks nearby, as well as Rugby Train Station which include trains to Birmingham and London in less than an hour commute.

For outdoor enthusiasts, the Oxford Canal and Swift Valley Nature Reserve sit on the edge of the Brownsover estate, offering picturesque waterside walks, wildlife habitats, and attractive picnic spots-perfect for enjoying the natural surroundings on warm days.







Externally, the property benefits from a garden which can be enjoyed from both the kitchen and conservatory, providing a pleasant outdoor space for families to relax and entertain. Ideally positioned within a quiet residential setting, the home is close to local shops, well-regarded schools and a range of everyday amenities, with further facilities and transport links available within a short drive. An excellent opportunity for families seeking a spacious detached home with extensive living accommodation in a convenient and peaceful location.

IMPORTANT NOTE TO PURCHASERS









Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Elter Close, Brownsover, Rugby





Total Area: 146.8 m² ... 1580 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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