

Connells

Ware Road
Barby Rugby

Ware Road
Barby Rugby CV23 8UE

for sale offers over
£350,000







Property Description

Beautifully Remodeled Four-Bedroom Chalet Bungalow in a Highly Desirable Village Setting.

Situated in one of Warwickshire's most sought-after village locations, this beautifully remodeled four-bedroom chalet bungalow offers spacious and versatile accommodation, finished to a high standard throughout.

The property is entered via a welcoming entrance hallway which leads into a superb wraparound reception and dining room, creating an ideal space for both everyday family living and entertaining. The modern fully fitted kitchen is well-appointed and thoughtfully designed, providing ample storage and workspace. The ground floor further benefits from two well-proportioned bedrooms and a stylish family bathroom, offering flexible living arrangements suitable for a variety of buyers.

To the first floor, a generous landing provides an excellent space for a home office, study area or reading nook. Two further bedrooms are located on this level and are served by a well-appointed Jack and Jill bathroom.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles. The landscaped rear garden has been designed with entertaining in mind and features a large decked seating area, lawned garden, and a covered pergola complete with an open fireplace, electricity supply and dedicated space for a hot tub, creating a wonderful year-round outdoor retreat.

Village Location

Barby is a highly regarded village located on the Warwickshire and Northamptonshire border, surrounded by attractive rolling countryside and popular walking routes. The village enjoys a strong community atmosphere and benefits from a range of local amenities including a village shop, public house, church, primary school and sports facilities. The nearby market town of Rugby offers an extensive selection of shopping, leisure and dining facilities, together with excellent rail links to London Euston in under an hour, making Barby an ideal choice for both families and commuters seeking village living with excellent connectivity.

Hallway

Entrance hallway with tiled floor

Kitchen

Selection of wall and base units, wooden floor, gas range cooker, extractor fan, dishwasher, window to side and doors to rear garden.

Lounge Diner

Accessed from hallway or kitchen, wooden floors, wood burning stove, feature ceiling and patio doors to rear.

Bedroom

To front, tiled floor, panelled wall and fitted wardrode.

Bedroom

To front, tiled floor

Bathroom

Modern bathroom, bath and separate shower cubicle, tiled floor, heated towel rail, toilet and sink

Stairs To Landing

Spacious landing that can be used an office space, Utility cupboard.

Bedroom

Carpet, window to front and access to Jack and Jill Bathroom

Bedroom

Window to rear, carpet and access to Jack and Jill Bathroom

Jack And Jill Bathroom

Bath and Shower over, sink and toilet

Exterior To Front

Large gravel driveway and steps and ramp to front door

Rear Garden

Covered pergola with fireplace and jacuzzi, patio, decked and lawn areas

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







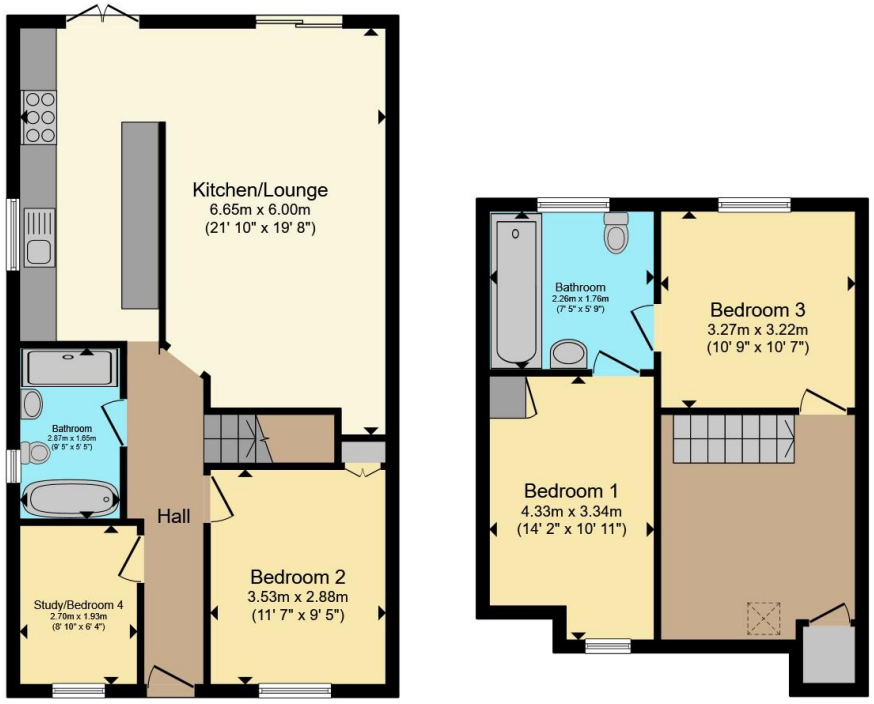












Ground Floor **First Floor**

Total floor area 106.7 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108346

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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