

distinctly different

BROOKSIDE, STRETTON ON DUNSMORE CV23 9LY



A BEAUTIFULLY PRESENTED AND WELL MAINTAINED 4 BEDROOM COTTAGE IN THE HEART OF THE VILLAGE OF STRETTON ON DUNSMORE. PERFECT FOR A FAMILY WHO IS LOOKING FOR THAT VILLAGE LIFESTYLE IN A VILLAGE THAT HAS A LOT TO OFFER.

- Four Bedroom Cottage
- Central Village Location
- Flexible Living Spaces
 - On-Street Parking
- Restrictions: No Pets
 - EPC: 62 (D)
- Available: Immediately
- Close To The Village Pub & Shop

A beautifully presented 4 bedroom Cottage in the heart of the village of Stretton on Dunsmore. Conveniently located with easy access to Rugby, Coventry and the A45. The village has a lot to offer, there is a great local pub and a full stocked village shop with a post office.

Kitchen

Modern shaker style fitted kitchen complete with integrated appliances, dishwasher, washing machine, fridge, oven, gas hob and extractor over. Tiled flooring throughout. Plenty of space to prepare family meals. The kitchen is open to the dining space in the conservatory so great for entertaining.

Living Room

Wooden flooring throughout with access to the conservatory and kitchen. The living spaces in the cottage are very flexible. Gas fired log burner.

Conservatory

Great space to be used either as a dining room or garden room, open to the kitchen so great for entertaining or for socialising as a family. French doors giving you access out to the courtyard garden.

Dining Room

At the front of the cottage with a window out to the front elevation, this room again is very flexible and could be used as a living room or a snug. Gas fired log burner.

Master Bedroom

1st floor master bedroom suite, carpeted throughout and tasteful decor, window to the front elevation and a door leading through to a dressing area or lounge area.

Master Bedroom Dressing Area

Window to the side elevation and carpeted throughout, tastefully decorated.

Family Bathroom

Modern bathroom suite complete with a freestanding bath, vanity sink unit with storage and low level toilet, tiling to the walls and floor. Velux window bringing in lots of natural light and a storage cupboard for towels and linen.

Bedroom Two

Built-in wardrobes, carpeted throughout and window to the front elevation. Door giving access to an en-suite bathroom.

En-Suite

Modern bathroom suite with a large walk-in shower, vanity sink unit and a low-level toilet.

Bedroom Three

Carpeted throughout and natural decor.

Bedroom Four

Carpeted throughout and natural decor.

Outside Rear

Accessed through the French doors of the conservatory you have an enclosed low maintenance courtyard garden with a paved patio area great for outdoor dining as a family or with friends. You also have an out building which can be used for storage.

Village

Located in the centre of the village you have easy access to the village pub and local shop which is well stocked. There are also some great walks around the village and surrounding countryside to be enjoyed. On-street parking in the village is available on a first come first serve basis.

Tax Band

The Council Tax Band is D

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Lettings Disclaimer

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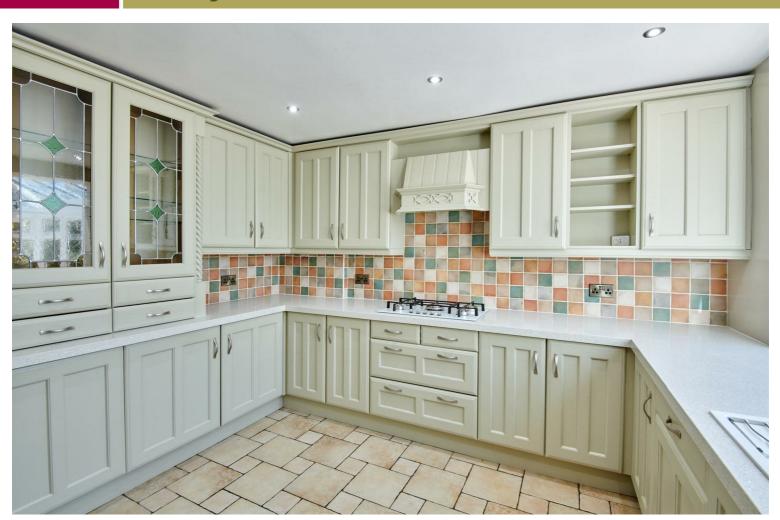
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