



## The Willows, 8 Waggoners Close, Bubbenhall, Coventry, CV8 3JE

£2,450 PCM

- Extended Four Double Bedroom Detached House
- Magnificent Family Kitchen
- Within North Leamington School Catchment
- Utility & Cloakroom
- Attractive Gardens and Extensive Driveway
- Sought After Village Location
- Energy Rating D
- Three Further Reception Rooms
- Master Bedroom with Dressing Area & En Suite
- Available NOW



# 8 Waggoners Close, Coventry CV8 3JE

A high quality extended and refitted four double bedroom family detached house located in the sought after village of Bubbenhall. With three reception rooms and a fabulous fitted kitchen/family room. Extensive driveway and garaging and beautiful gardens. Available NOW UNFURNISHED



Council Tax Band: G



## THE PROPERTY

A high quality extended and refitted four double bedroom family detached house located in the sought after village of Bubbenhall, offering superb access to Leamington Spa, Kenilworth and Coventry. The property is located within North Leamington Secondary School catchment area and close to Kenilworth School catchment, and also within walking distance of Ryton Pools Country Park. The thoughtfully extended and improved accommodation comprises; large entrance hall, cloakroom, lounge with feature fireplace, study, large extended family dining and living kitchen, separate family room and utility. To the first floor there are four generous bedrooms, master with en suite shower room and dressing area as well as a luxury family bathroom. Outside a good size private rear garden, large driveway parking to the front with single garage. The property benefits from luxury fittings throughout, and under floor heating. Available NOW

## APPROACH

Over a shared tarmacadam driveway to a large private tarmacadam and block edged driveway to feature double composite doors into the

## RECEPTION HALL

With inset mat well, LED down lighters, radiator, temperature control clock, door to the

## CLOAKROOM

With a quality two piece white suite with vanity wash hand basin, cupboard below and central mixer tap, back to the wall encased w.c with Gebrit fittings, porcelain tiles to walls with feature wall paper, under floor heating with karndean flooring, LED down lighters.

## STUDY

11'4" x 8'10"

With quality engineered oak flooring with digital wet under floor heating, LED down lighters, full height double glazed windows to front, temperature control clock to wall.

## LOUNGE

21'8" x 12'6"

With feature living flame effect electric fire with digital remote and various settings, wood mantel and surround with granite hearth, two wall lights, feature plaster cornice, two ceiling lights, t.v point, two feature radiators, full height picture double glazed window with private views to front.

## EXTENDED FAMILY KITCHEN

30'11" x 18'9"

Kitchen area comprehensively refitted with a range of matching two tone solid wood base and wall units with granite work surfaces and pelmet lighting, Belfast sink with chrome mixer tap, integrated dishwasher and AEG microwave combi, large range master oven with concealed illuminated extractor hood above, large American style fridge freezer, central large island unit with curved black granite work surface with pop up power point, three stool breakfast bar, LED down lighters, vaulted ceiling with velux roof windows, feature ceiling light, karndean flooring throughout with wet digital under floor heating, white aluminium double glazed windows overlooking the rear garden, opening to the:

## BREAKFAST/DINING AREA

With space for large breakfast or dining table, LED down lighters, velux roof windows, 5 leaf white aluminium bi folding doors, opening to the

## SITTING AREA

With a continuation of the kardean floor and under floor heating, wall mounted t.v point with feature alcove for sky points and a sound bar and gaming consoles, side white aluminium bi fold doors, quality double oak doors and full height glazed insets into the living room.

## UTILITY ROOM

Spacious utility room comprehensively refitted with a range of matching cream wood fronted base and wall units with brushed steel handles and wood grain square edged work surfaces with matching up stands, recessed under cabinet lighting, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine and space for separate dryer, digital wet under floor heating, double glazed window and door to side, hand made oak cupboard housing the condensing boiler

servicing the hot water and central heating and pressurised hot water cylinder and digital under floor heating controls, wall mounted electric isolation unit.

## FAMILY ROOM

15'11" x 8'4"

With double glazed window to side, radiator, t.v point, sliding patio doors onto the garden.

## FIRST FLOOR LANDING

With banister rail, ceiling light, access to insulated and boarded loft space with retractable ladder and light, opaque double glazed window to side.

## MASTER BEDROOM

19'4" x 11'10"

Large extended master bedroom with two ceiling lights, coving, radiator, double glazed window to front, frosted and oak door to the

## DRESSING AREA

With matching sliding door double wardrobes to either side with twin hanging in both wardrobes. Ceiling light and door to the

## EN SUITE

With a refitted three piece white suite with low level w.c, wall hung vanity wash hand basin with cupboard below, large walk in shower with mains fed shower with chrome mixer and fittings with rain head, fixed glazed screen, heated chrome towel rail, porcelain tiles to floor and half height to all walls, opaque double glazed window to front, under floor heating, LED down lighters.

## BEDROOM TWO

12'7" x 10'8"

With double glazed window to rear, radiator, ceiling light.

## BEDROOM THREE

9'4" x 10'0"

With radiator, ceiling light, double glazed window to rear.

## BEDROOM FOUR

9'4" x 9'9"

With double glazed window to rear, radiator, ceiling light.

## BATHROOM

With a refitted three piece white suite with low level w.c, feature vanity wash hand basin with cupboard below, panelled bath with central mixer electric shower over bath with fitted glazed shower, LED down lighters, opaque double glazed window to rear, heated chrome towel rail, matching porcelain tiles to walls and floor with digital electric under floor heating.

## GARAGE

18'3" x 8'5"

With metal up and over door to the front with power and light connected with useful glazed windows to side.

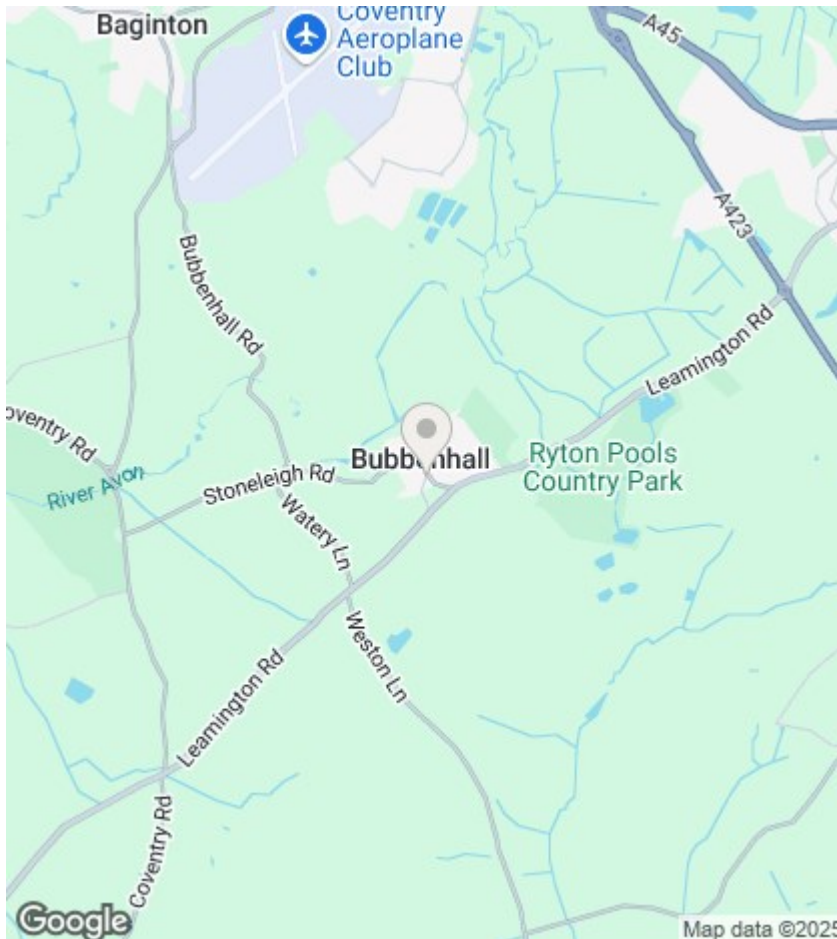
## OUTSIDE

Attractive rear garden predominantly laid to lawn enclosed by both perimeter fencing and an attractive garden wall from the original Rectory, full width island sandstone patio with LED uplifts with timber shed and play house with children's swing area, additional side patio, useful side gated access and mature shrubs and trees, the garden is not overlooked.

## PARKING

To the front of the property there is a shared tarmacadam driveway approach to a private driveway with ample parking for several vehicles.





## Directions

## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      | 72                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Ground Floor**  
Approx. 149.8 sq. metres



**First Floor**  
Approx. 73.6 sq. metres

