

Property Details

5, South Road, Clifton Upon Dunsmore,
Rugby, Warwickshire, CV23 0BY

Guide Price **£295,000**



Property Photos

5, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BY



Creation Date
26/06/2025

Property Photos

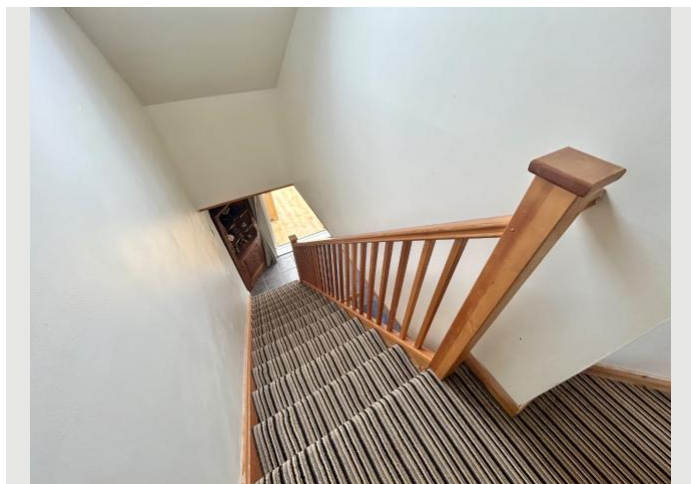
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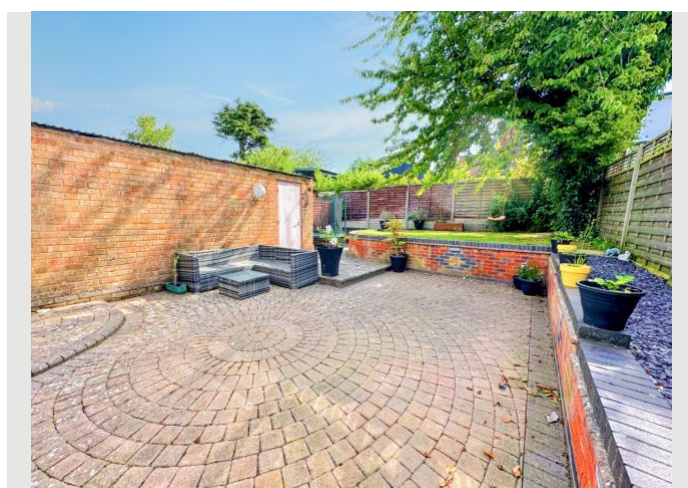
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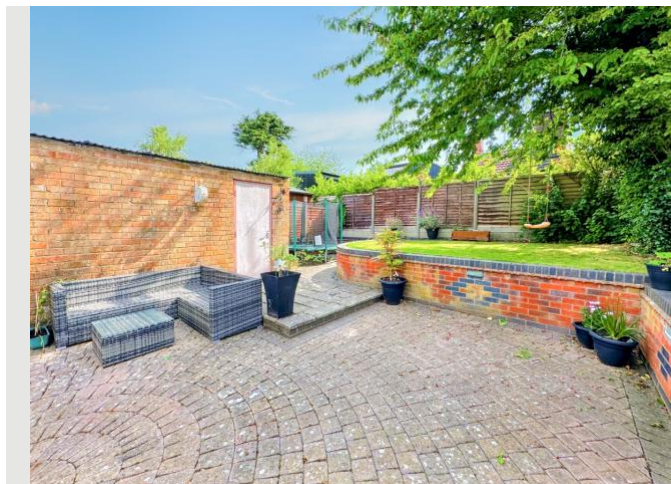
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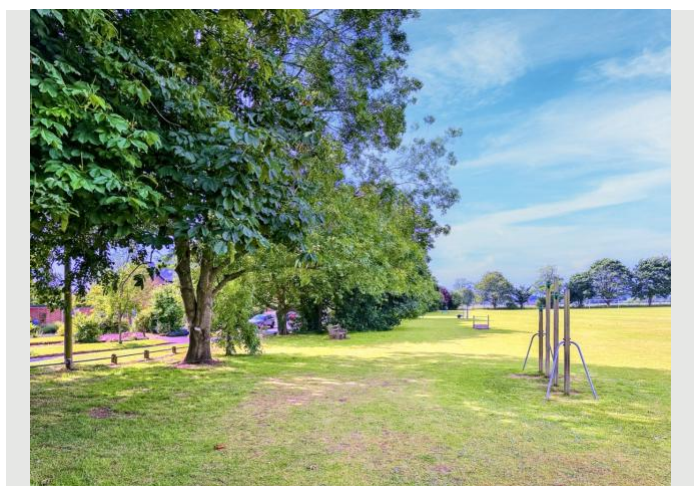


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Property Floor Plans

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
-

Property Info

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Water Supply	-
Sewerage	-
Heating	Double Glazing, Gas Central
Broadband	-
Accessibility	-
Restrictions	-
Condition	-
Flooded In Last Five Years	No
Current Annual Ground Rent	-
Current Service Charge	-
Rent Review Period (Year)	-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£295,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

5, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BY

Feature 1

Extended Three Double Bedroom Semi Detached Property

Feature 2

One Bedroom To The Ground Floor

Feature 3

Wonderful 26ft Breakfast Kitchen

Feature 4

Light And Generous Lounge

Feature 5

Conservatory/ Dining Room Overlooking The Garden

Feature 6

Double Bedroom To The Ground Floor

Feature 7

First Floor Bathroom And Ground Floor Cloakroom/w.c

Feature 8

Maintenance Friendly Garden With Single Garage And Driveway

Feature 9

It's Bigger Than It Looks!

Feature 10

Sought After Location With Village Primary School

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Three Bedroom Semi Detached Property For Sale in Clifton-upon-Dunsmore, Rugby

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This Three Bedroom Semi Detached Property for sale in Clifton-upon-Dunsmore is a lot bigger than you might first imagine.

Originally built as quite a modest 2 bedroom, single storey bungalow, this property was converted about 20 years ago, and in doing so it was updated, extended and knocked through to create quite a Tardis like modern home.

The Entrance Hall is a welcoming space which has plenty of room for storage and for hanging up your coats and in turn leads into a lovely 26 long Breakfast Kitchen, where there is an excellent range of units with a breakfast bar, built in dishwasher and a free-standing range-style cooker with complementing cooker hood. Its a great place to cook for the family or to entertain friends and family.

The kitchen is such a sociable space. We always find ourselves getting together in here. One of us will be cooking, whilst the others sit chatting at the breakfast bar!"

There are stairs to the first floor from here and double doors to the rear that lead into the Conservatory which the current owners use as their dining room. This is another great-sized space and enjoys both access to, and a view over the Garden.

The conservatory is a gorgeous sun trap.

The Lounge has got a bright and airy feel to it with a big picture window overlooking the lawned front garden. Great for watching the world go by! The sun comes through here in

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the afternoon so its a lovely sunny space to sit and relax.

Bedroom 3 is located to the ground floor. It currently has a multipurpose use and when not required for bedroom accommodation, it makes a great office space, playroom or dining room.

The conversion and new layout works really well here. Its created two good additional bedrooms to the first floor, including the one used as the Main Bedroom which is a lovely size and overlooks the rear garden.

The Bathroom is quite modern and very roomy ideal for a family, with contemporary Metro tiling and a shower over the bath, but there is also a downstairs cloakroom/WC just off the entrance hall, so no need for queuing!

Now the garden is a real sun trap and the good news is that its been designed to be largely maintenance free!

There are steps that lead up to a raised lawn area where you can sit and swing under the Cherry Tree whilst listening to the birds.

There is a side personnel door that leads into the garage which has power and lighting and up and over door. It can be accessed also from the driveway to the front where theres easily parking for two cars.

The property is just a short walk from the village centre with the added bonus of being close to Clifton Primary School, so if you have little ones that youd like to get into a village school, this really could be in the perfect location.

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The park across the road has also been such a big part of things for us. We often end up there after school and its great that our daughters friends can come back here to play afterwards.

I feel this is a home that could suit a wide variety of people. It could work for a family with children of all ages, yet it could equally accommodate an older family member or someone less able. The accommodation is flexible so there are plenty of options for a variety of layouts.

It further benefits from double glazing and gas fired central heating via a new combi boiler that was only installed at the end of last year.

It honestly has just been the loveliest home for us. Our neighbours are brilliant and the wider community around here is really fantastic!

If youre unfamiliar with the village, Clifton is roughly 2 miles Northeast of Rugby near the Northamptonshire, Leicestershire, and Warwickshire border. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get to Euston in less than 58 minutes. There are also bus stops nearby for getting in and out of town easily.

The village has a safe and friendly community feel to it. A perfect place to live independently or to raise a family; Being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line.

The village itself has an excellent village store, a pub, caf, church, hairdresser and beautician as well as a sports physio. There is also a recreational ground with play area for the little ones and tennis courts accessible from South Road.

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The Townsend Memorial Village Hall hosts many activities including mother and baby groups, fitness activities and the very popular 'Tuesday Teas'!

This really is a lovely home and a wonderful opportunity to get into a very popular and thriving village. So, if you would like more information or would like to come and have a look for yourself, please give Clare and the friendly team at Campbells a call, and we'll be happy to help you further.

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: D

The measurements for this property are as follows:

LOUNGE

18 x 11'5 (5.49m x 3.39m)

KITCHEN/ BREAKFAST ROOM

26'5 x 8'9 (8.06m x 2.67m)

BEDROOM 3/ RECEPTION ROOM 2

12'11 x 11'5 (3.94m x 3.47m)

CONSERVATORY/ DINING ROOM

16'4 x 7'11 (4.98m x 2.42m) x 7'11 (4.98m x 2.42m)

BEDROOM 1

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17'1 x 12'4 max (5.20m x 3.75m max)

BEDROOM 2

14'1 max x 9'3 (4.29m max x 2.82m)

BATHROOM

9'10 x 8'6 (3.00m x 2.58m)

GARAGE

18 x 8'10 (5.49m x 2.69m)

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