



# Ellis Brooke



## 23 Arundel Way

Cawston, Rugby, CV22 7TU

**Offers in excess of £315,000**



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## Hall

Composite part glazed front door with double glazed side panel. Wood effect flooring. Stairs to first floor. Door to Lounge. Door to WC. Door to Kitchen Diner.

## Lounge

17'5" x 11'2" (5.31m x 3.40m)

Double glazed window to the front aspect. Two radiators. Double glazed French Doors to the Conservatory. Wood effect flooring. Wall mounted modern gas fire. TV point. Coving.

## Conservatory

9'6" x 9'2" (2.90m x 2.79m)

Traditional dwarf wall and uPVC construction. Doors out onto patio. Wood effect flooring.

## Kitchen Diner

17'4" x 16'2" max (11'6" min) wedge shape room (5.28m x 4.93m max (3.51m min) wedge shape room)

Double glazed windows to the front and rear aspects. Door to Utility. Part wood effect flooring (to Dining Area). Radiator. Full range of modern base & eye level units with work surface over and tiling to splashbacks. Integrated double oven, hob & extractor. Integrated fridge & freezer. Integrated dishwasher. Stainless steel sink/drainer with mixer tap. Worktops. Breakfast bar area. Inset spotlights.

## Utility Room

7'2" x 6'6" (2.18m x 1.98m)

Double glazed door onto patio & garden. Radiator. Base and eye level units with work surface. Stainless steel sink. Extractor. Space & plumbing for washing machine & additional appliance (such as a dryer). Wall mounted boiler.

## Guest WC

Low flush WC. Wall mounted wash hand basin. Extractor. Wood effect flooring. Radiator.

## Landing

Double glazed window to the rear aspect. Doors off to all 3 bedrooms. Door to Family Bathroom. Loft access hatch. Storage cupboard. Radiator.

## Bedroom One

11'8" + door recess x 11'4" (3.56m + door recess x 3.45m)

Double glazed window to the front aspect. Radiator. Door to En-suite. Built in wardrobe.

## En-suite

Double glazed window to the rear aspect. Double fully tiled shower cubicle. Heated towel rail. Wall mounted sink. Low flush WC. Extractor. Inset spotlights. Extractor. Shaver point.

### Bedroom Two

16' max (13'6" min) x 10'3" wedge shape room (4.88m max (4.11m min) x 3.12m wedge shape room)

Two double glazed windows to the front aspect. Radiator.

### Bedroom Three

11'3" x 7' max (3.43m x 2.13m max)

Double glazed window to the front aspect. Radiator.

### Family Bathroom

Double glazed window to the front aspect. Paneled bath with shower over. Wall mounted sink. Low flush WC. Shaver point. Extractor fan. Heated towel rail. Airing cupboard. Inset spotlights.

### Frontage

Private & secluded position plus set back from the road. Accessed by a quaint walkway from Frewen Road. Oversize canopy porch area. Trees & bushes to the front.

### Rear Garden

Enclosed by timber fencing. Two patio/hard-standing areas (one with pergola). Access gate onto rear Garage & Parking area. Flower & shrub borders.

### Garage & Parking

Accessed from the rear (off Arundel Way). Block paved parking space directly in front of garage. Garage has up and over door.



### Road Map



### Hybrid Map



### Terrain Map



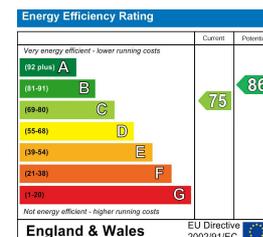
### Floor Plan



### Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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