



Ellis Brooke



8 Plantagenet Drive

, Rugby, CV22 6LB

Offers in excess of £325,000



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Entrance Hall

Double glazed front door with double glazed side panel. Stairs to first floor. Door to Lounge/Diner. Door to Guest WC. Door to Family Room/Bedroom 3.

Lounge Diner

23'8" x 11'2" (7.21m x 3.40m)

Two double glazed windows to the front aspect. Radiator. Door to Kitchen. Wood effect flooring. Gas fire with surround. TV & telephone points.

Kitchen

12'5" x 9'7" (3.78m x 2.92m)

Small double glazed window to the side aspect. Door & window onto Lean-To. Radiator. Tiled floor. Pantry cupboard. Full range of base & eye level units with complementary work surface over. Wall mounted combi boiler. Tiling to splashbacks. One & a half bowl stainless steel sink/drainers with mixer tap. Space for a fridge/freezer. Integrated oven with hob & extractor.

Lean-To

9'5" x 5'8" (2.87m x 1.73m)

Wooden and glazed construction. Door onto rear garden. Split into two sections (other part accessed from the Family Room/3rd Bedroom). Tiled floor. Space & plumbing for several appliances.

Family Room / Bedroom

8'9" x 9'2" (2.67m x 2.79m)

Sliding door onto Lean-To. Radiator. Wood effect flooring. Inset spotlights.

Lean-To

8'2" x 5'8" (2.49m x 1.73m)

Door onto rear garden. Tiled floor. Brick wall to one side with remainder being wooden and glazed construction.

WC

Double glazed window to the side. Low flush WC. Wall mounted wash hand basin. Tiled flooring.

Landing

Doors off to Bedroom One & Bedroom Two. Door to Bathroom. Good size storage cupboard. Loft access hatch. Wood effect flooring.

Bedroom One

17' min x 11'3" (5.18m min x 3.43m)

Two double glazed windows to the front aspect. Radiator. Wood effect flooring. Small eaves storage cupboard.

On some examples of this style/layout of house the main bedroom has been split into 2 with a partition wall.

Bedroom Two

10' min x 8'9" (3.05m min x 2.67m)

Double glazed window to the rear aspect. Radiator. Wood effect flooring.

Bathroom

7'5" x 6'6" max (2.26m x 1.98m max)

Double glazed window to the rear aspect. Corner bath with shower over. Low flush WC. Wash hand basin built into vanity unit Half height tiling. Tiled floor. Heated towel rail. Extractor.

Driveway

Pebbled Driveway across the front of the property and leading down the side. Provides off road parking for at least 3 cars. Gated pedestrian access gate into rear garden.

Garage

Detached garage with metal up-and-over door plus side courtesy door onto garden.

Garden

Enclosed primarily by timber fencing. Side access gate onto driveway. Courtesy door into garage. Initial patio and pathway to garage. Primarily laid to lawn with flower & shrub borders.



Road Map



Hybrid Map



Terrain Map



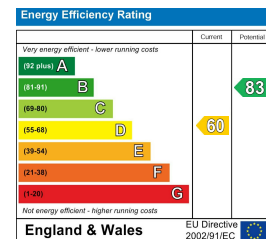
Floor Plan



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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