



Ellis Brooke



10 Trustees Close

Cawston, Rugby, CV22 7ZG

Guide price £350,000



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Hallway

Composite front door with central double glazed panel. Ceramic tiled floor. Stairs to first floor. Door to Lounge. Door to Kitchen/Diner. Door to Guest WC. Radiator.

Lounge

16'6" into bay x 10'5" (5.03m into bay x 3.18m)
Double glazed bay window to the front aspect.
Radiator. TV & Telephone points.

Kitchen/Diner

17'7" x 10' (5.36m x 3.05m)
Double glazed French Doors with side panels to rear aspect. Double glazed window to the rear aspect. Continuation of ceramic tiled floor. Under-stairs pantry style cupboard. Full range of base & eye level units with work surface over. One & a half bowl stainless steel sink/drainers with mixer tap. Integrated fridge & freezer. Integrated oven, hob & extractor. Integrated dishwasher. Integrated washer/dryer. Radiator.

Guest WC

Double glazed window to the front aspect. Continuation of tiled flooring. Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

Landing

Doors off to three bedrooms. Door to Family Bathroom. Two storage cupboards. Loft access hatch.

Loft has large spring loaded pull-down hatch with wooden folding ladder. Boarded with light.

Bedroom One

10'9" x 9'8" (3.28m x 2.95m)
Double glazed window to the front aspect.
Radiator. Door to En-suite. TV & Telephone points.

En-Suite

Double glazed window to the side aspect. Pedestal wash hand basin. Low flush WC. Double fully tiled shower cubicle. Extractor. Radiator.

Bedroom Two

11'5" x 9'1" + door recess (3.48m x 2.77m + door recess)
Double glazed window to the rear aspect.
Radiator.

Bedroom Three

8'3" x 8'1" (2.51m x 2.46m)
Double glazed window to the rear aspect.
Radiator.

Family Bathroom

5'5" x 6'5" (1.65m x 1.96m)
Double glazed window to the front aspect. Panelled bath with mixer tap & shower over. Pedestal wash hand basin. Low flush WC. Extractor. Radiator.

Frontage

Lawned fore-garden with shrub & plant border. Paving leading to front door with canopy porch.

Driveway & Garage

Abutting the property to one side. Space for at least two vehicles. Leading to garage. Gate into Rear Garden.

Garage has up and over door. Power & light connected. Courtesy door into garden.

Landscaped Garden

Large initial patio edged with sleepers. Leads onto central artificial grass section with raised planter to one side. Additional patio at the base of the garden which also runs behind garage. Enclosed by timber fencing. Gate onto Driveway. Courtesy door into Garage.

Solar Panels

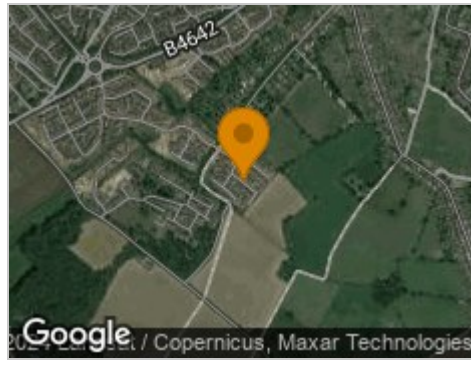
This property benefits from Solar Panels on the rear roof aspect. These were installed at the time of build for this property.



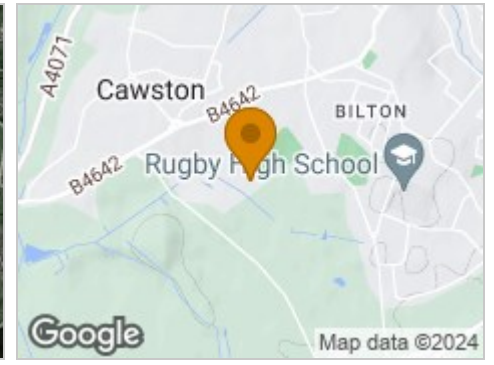
Road Map



Hybrid Map



Terrain Map



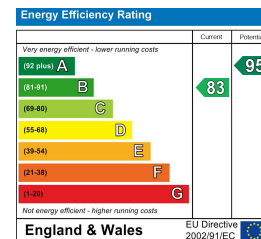
Floor Plan



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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