



Ellis Brooke



## 6 Teasel Close

Boughton Vale, Rugby, CV23 0TJ

**Guide price £325,000**



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## Hallway

uPVC door with double glazed section. Double glazed window to the side. Radiator. Stairs to first floor. Door to Guest WC. Door to Lounge. Coving.

## Guest WC

Feature circular single glazed window to the front aspect. Low flush WC. Corner wash hand basin. Radiator. Laminate flooring.

## Lounge

15'2" x 13'6" (4.62m x 4.11m)

Double sliding patio doors into Conservatory. Double part glazed doors into Dining Room. Radiator. Coving. Dado rail. Brick fireplace area. Coving. TV point.

## Conservatory

14'8" x 8'5" (min) 12'7" max (4.47m x 2.57m (min) 3.84m max)

'P-shaped' Conservatory. Traditional dwarf wall construction with double glazed windows surrounding. Double doors onto patio & garden. Two radiators. Tiled floor.

## Dining Room

12'1" x 8'8" + bay (3.68m x 2.64m + bay)

Double glazed walk-in bay window to the front aspect. Door into Kitchen. Radiator. Coving. Under-stairs storage cupboard.

## Kitchen

12'1" x 8' (3.68m x 2.44m)

Double glazed door & window to the rear aspect. Range of base & eye level units with work surface over, tiling to splashbacks & under cabinet lighting. Integrated double oven plus hob & extractor. Space for fridge/freezer. Space & plumbing for washing machine. Wall mounted Glow Worm boiler. Stainless steel sink/drainage with mixer tap.

## Landing

Feature arched window to the front aspect. Doors off to all 4 bedrooms. Door to Shower Room. Loft access hatch. Airing cupboard. Coving.

## Bedroom One

10'9" + wardrobes x 10'6" (3.28m + wardrobes x 3.20m)

Two double glazed windows to the rear aspect. Radiator. Fitted wardrobes.

## Bedroom Two

10'8" x 8'7" (3.25m x 2.62m)

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

9'3" x 5'9" (2.82m x 1.75m)

Double glazed window to the front aspect. Radiator.

### Bedroom Four / Office

6'7" x 7' + door recess & cupboard (2.01m x 2.13m + door recess & cupboard)  
Double glazed window to the front aspect.  
Radiator. Over-stairs cupboard.

### Shower Room

7'7" x 5'6" (2.31m x 1.68m)  
Double glazed window to the rear aspect. Fully tiled walls & floor. Large shower cubicle. Pedestal wash hand basin. Low flush WC. Inset spotlights. Heated towel rail. Extractor.

### Front Garden

Shallow lawned fore-garden which sweeps around the front of the property with several steps leading to front door & also to garden access gate,

### Garage & Driveway

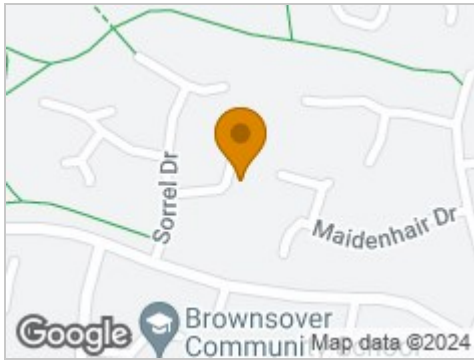
Located to the right side of the property. Driveway for 2 cars leading to Detached Single Garage having metal up & over door. Additional gate into the Rear Garden (from the driveway)

### Rear Garden

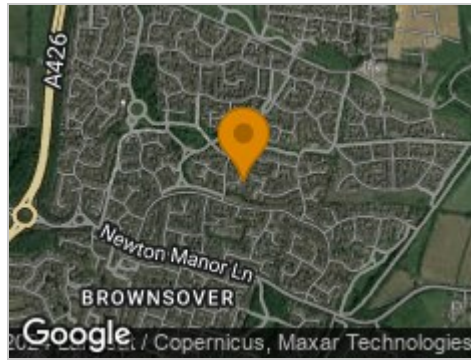
Primarily enclosed by timber fencing & well-kept hedgerow. Gate onto Driveway plus gate to the front of the house. Patio (partially block paved) with paving leading around one side of garden to summerhouse/shed with hardstanding. Garden is mainly laid to lawn with good size flower & plant borders.



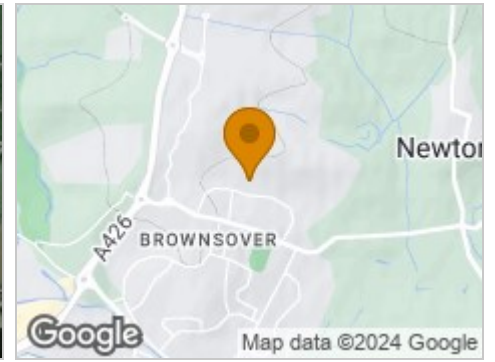
Road Map



Hybrid Map



Terrain Map



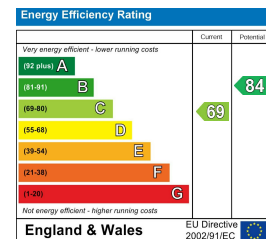
Floor Plan



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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