



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/drainer 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

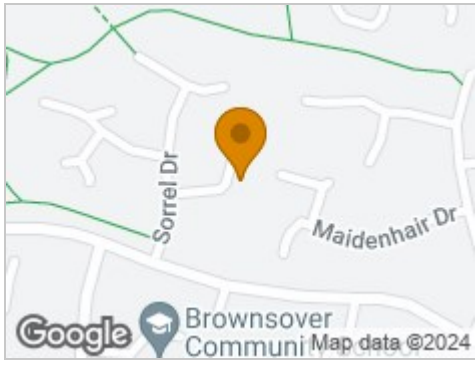
Located to the right side of the property. Driveway for 2 cars leading to Detached Single Garage having metal up & over door. Additional gate into the Rear Garden (from the driveway)

Rear Garden

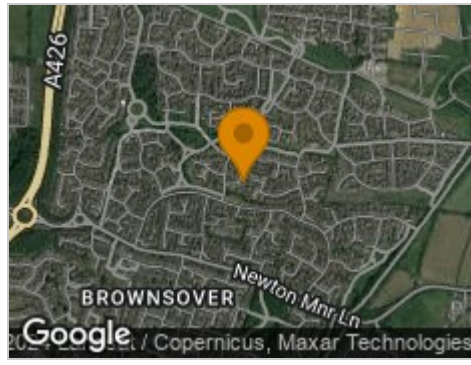
Primarily enclosed by timber fencing & well-kept hedgerow. Gate onto Driveway plus gate to the front of the house. Patio (partially block paved) with paving leading around one side of garden to summerhouse/shed with hardstanding. Garden is mainly laid to lawn with good size flower & plant borders.



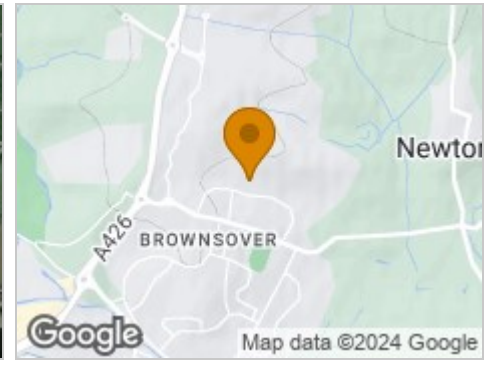
Road Map



Hybrid Map



Terrain Map



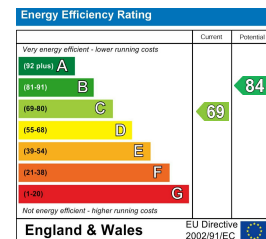
Floor Plan



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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