



Ellis Brooke



59 Trussell Way

Cawston, Rugby, CV22 7XX

Offers in excess of £475,000



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Hallway

Composite double glazed front door. Karndean flooring. Stairs to first floor. Modern triangular under-stairs storage solution. Further coat cupboard. Door to Guest WC. Door to Lounge. Door to Office. Door to Kitchen/Diner. Radiator.

Lounge

15'7" x 11'1" (4.75m x 3.38m)

Double glazed French Doors to the rear aspect. Two radiators. TV point.

Kitchen/Diner

22' x 9'1" (min) 10'5" (max) (6.71m x 2.77m (min) 3.18m (max))

Double glazed windows to the front, side (driveway) & rear. Door to Utility Room. Continuation of Karndean flooring. Two radiators. Inset spotlights to Kitchen area. Range of base & eye level units with work surface over plus tiling to splashbacks. Stainless steel sink/drainers with mixer tap over. Integrated oven with hob & extractor. Integrated dishwasher. Integrated fridge & freezer.

Utility

9'7" x 5' (2.92m x 1.52m)

Double glazed door to the rear aspect. Continuation of Karndean flooring. Integrated washer/dryer. Wall mounted boiler. Radiator. Additional stainless steel sink/drainers. Shelving & storage.

Office

9'2" x 6' (2.79m x 1.83m)

Double glazed window to the front aspect. Radiator.

Guest WC

Continuation of Karndean flooring. Low flush WC. Corner pedestal wash hand basin. Radiator. Extractor. Half height tiling. Inset spotlights.

First Floor Landing

Doors off to Bedrooms 2,3,4 & 5. Door to Bedroom 1 stairwell/lobby. Door to Bathroom. Radiator. Airing cupboard.

Bedroom Two

12'2" x 11' (max) 8'4" (min) (3.71m x 3.35m (max) 2.54m (min))

Double glazed window to the rear aspect. Door to EnSuite. Radiator.

EnSuite

Double glazed window to the rear aspect. Fully tiled double shower cubicle. Low flush WC. Pedestal wash hand basin. Inset spotlights. Extractor. Heated towel rail.

Bedroom Three

11' x 9'1" (3.35m x 2.77m)

Double glazed window to the front aspect. Radiator.

Bedroom Four

10' x 9'4" (3.05m x 2.84m)

Double glazed window to the front aspect. Radiator.

Bedroom Five

11'7" x 6'1" (3.53m x 1.85m)

Double glazed window to the front aspect. Radiator.

Bathroom

6'1" x 6'9" (max) (1.85m x 2.06m (max))

Double glazed window to the rear aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Inset spotlights. Tiling to splashbacks. Heated towel rail.

Main Bedroom Lobby

Double glazed window to the front aspect. Stairs to first floor. Radiator.

Bedroom One (top floor)

17'7" x 9'7" + window recess (5.36m x 2.92m + window recess)

Double glazed window to the front aspect. Door to Ensuite. Eaves storage. Radiator. Loft access hatch.

EnSuite

9' x 4'9" + window recess & shower cubicle (2.74m x 1.45m + window recess & shower cubicle)

Double glazed window to the front aspect. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Inset spotlights. Heated towel rail.

Frontage

Shallow lawned frontage with small shrubs & plants. Canopy porch.

Garage & Driveway

Adjoining the left side of the property. Parking for 2 cars & leading to single garage, Gate into garden. EV charging point.

Garden

Larger than average for the area/type of property. Enclosed by timber fencing. Small patio. Gate onto driveway. Predominantly laid to lawn.



Road Map



Hybrid Map



Terrain Map



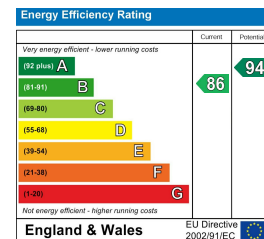
Floor Plan



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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