



# Ellis Brooke



## 21 Plantagenet Drive

, Rugby, CV22 6LB

**Offers in excess of £325,000**



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## Hallway

Double glazed front door with double glazed side panel. Stairs to first floor. 'L Shaped' under-stairs cupboard. Coving. Radiator. Doors off to Lounge, Office, WC & Kitchen.

## Guest WC

Double glazed window to the side aspect. Low flush WC. Heated towel rail. Wall mounted wash hand basin. Coving. Several small storage units.

## Office

7' x 6' (2.13m x 1.83m)

Double glazed window to the front aspect. Coving. Radiator.

## Lounge

19'4" x 11'5" (5.89m x 3.48m)

Double glazed windows to the front & side aspects. Sliding doors into Dining Room. Radiator. Brick flanked fireplace area. TV & Telephone points. Coving.

## Dining Room

11'5" x 9' (3.48m x 2.74m)

Sliding patio doors onto patio & garden. Door into Kitchen. Radiator. Coving.

## Kitchen

12'6" x 7'7" max (3.81m x 2.31m max)

Double glazed window to the rear aspect. Door onto Lean-To. Tiled floor. Range of base & eye level units with work surface over & tiling to splashbacks. Integrated double oven. Integrated

electric hob with extractor. Space & plumbing for dishwasher. Integrated Fridge & Freezer. Composite sink/drainers with mixer tap. Door back onto Hallway. Coving.

## Lean-To

8'8" x 5'4" + cupboards (2.64m x 1.63m + cupboards)

Double glazed door & windows onto Rear Garden. Courtesy door into Garage. Two brick-built storage areas (one used as a Utility cupboard).

## Landing

Doors off to all 4 bedrooms. Door to bathroom. Double glazed window to the side aspect. Airing cupboard housing combination boiler. Loft access hatch.

## Bedroom One

14'9" x 9'6" inc wardrobes (4.50m x 2.90m inc wardrobes)

Two double glazed windows. Radiator. Full range of fitted bedroom furniture. Coving.

## Bedroom Two

11'6" x 9'8" (3.51m x 2.95m)

Double glazed windows to the side & rear aspects. Radiator. Coving.

## Bedroom Three

9' x 11'6" (2.74m x 3.51m)

Double glazed window to the side aspect. Radiator.

### Bedroom Four

12'5" x 7' (3.78m x 2.13m)

Double glazed windows to the side & rear aspects. Radiator.

### Bathroom

6'4" into eaves x 6'2" (1.93m into eaves x 1.88m)

Double glazed window to the rear aspect. Radiator. Majority tiled. Low flush WC. Pedestal wash hand basin. Corner bath with shower over. Heated towel rail.

### Front Garden

Mainly laid to lawn with flower & shrub front border. Several small trees. Side access gate into rear garden. Pathway running across the front of the house.

### Driveway & Garage

Off road parking for 2 cars. Partially covered with car port. Leads to single garage.

Garage has up and over metal door. Power connected. Courtesy door into Lean-To.

### Rear Garden

Enclosed by a mixture of timber fencing & hedge. Patio plus concrete path leading to the end of the garden. Flower & plant borders to three sides. Shed with hard-standing. Side gate.



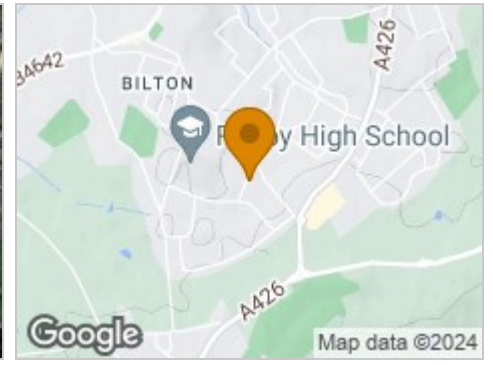
Road Map



Hybrid Map



Terrain Map



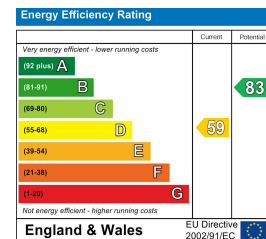
Floor Plan



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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