



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.



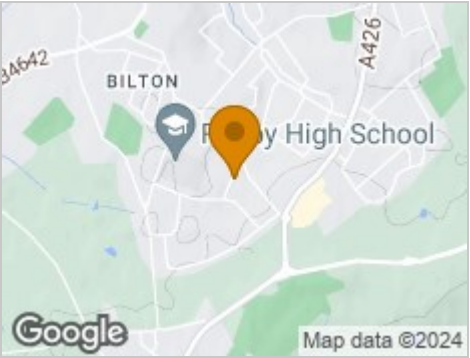
Road Map



Hybrid Map



Terrain Map



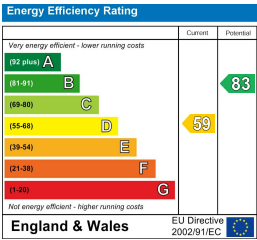
Floor Plan



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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