



# Ellis Brooke



## 3 Stonehall Road

Cawston, Rugby, CV22 7FR

**Guide price £475,000**





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## Hallway

Part glazed front door into hallway. Stairs to first floor. Radiator. Doors off to Lounge, Kitchen, Guest WC & Office. Under-stairs cupboard. Coving. Ambience vinyl tile flooring.

## Lounge

15'8" x 11'6" (4.78m x 3.51m)

Double glazed bay window to the front aspect. Radiator. Double doors into Dining Room. Coving. Gas fire with hearth & surround. TV point.

## Dining Room

11' x 9'5" min (3.35m x 2.87m min)

Double glazed French Doors to the garden. Double glazed square bay window to the side aspect. Radiator. Coving. Ambience vinyl tile flooring.

## Kitchen/Diner

17'7" x 10'7" (5.36m x 3.23m)

Two double glazed windows to the garden. Door to Utility. Ceramic tiled floor. Radiator. Full range of base & eye level units with work surface over. Tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Integrated double oven. Integrated gas hob. Space & plumbing for dishwasher. Space for under counter appliance.

## Utility Room

9'3" x 5'1" (2.82m x 1.55m)

Door to the side aspect. Ceramic tiled floor. Additional sink/drainers. Further worksurface plus

storage cupboard. Pantry cupboard (currently used for a fridge/freezer). Space & plumbing for washing machine. Space for further appliance such as a dryer. Extractor. Radiator. Wall mounted boiler.

## Office / Family Room

10'3" x 8'3" max (3.12m x 2.51m max)

Double glazed window to the front aspect. Radiator. Coving. Ambience vinyl tile flooring.

## Guest WC

Double glazed window to the front aspect. Radiator. Low flush WC. Small pedestal wash hand basin. Ambience vinyl tile flooring.

## Landing

Doors off to all four bedrooms. Door to bathroom. Loft access hatch (loft being part board, with strip light & pull-down ladder). Airing cupboard.

## Bedroom One

13'3" x 12'5" (4.04m x 3.78m)

Double glazed window to the front aspect. Radiator. Door to EnSuite. Double built in wardrobe.

## EnSuite

Double glazed window to the front aspect. Fully tiled double shower cubicle. Radiator. Low flush WC. Pedestal wash hand basin.

### Bedroom Two

14'2" x 8'8" (4.32m x 2.64m)

Double glazed window to the front aspect.  
Radiator.

### Bedroom Three

12' x 9'4" max (3.66m x 2.84m max)

Double glazed window to the side aspect.  
Radiator.

### Bedroom Four

9'8" x 10'9" (5'8" min) (2.95m x 3.28m (1.73m min))

### 'L-Shaped' Room

Double glazed window to the rear aspect.  
Radiator.

### Family Bathroom

7'5" x 5'6" (2.26m x 1.68m)

Double glazed window to the rear aspect.  
Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Extractor.

### Front Garden

Primarily laid to lawn with hedge borders which also run down the side of the property. Pathway leading to front door & canopy porch. Pathway also leads around to garden access gate.

### Driveway

Side-by-side parking with electric car charger.

### Double Garage

16'2" x 17'5" (4.93m x 5.31m)

Two metal up-and-over doors. Courtesy door into rear garden. Power & light connected. Storage space in the roof area.

### Rear Garden

Enclosed by a mixture of timber fencing & brick wall. Courtesy door into garage. Side gate. Two part patio with full width path. Corner decked seating area. Flower & shrub borders with some small trees. Remainder of garden is laid to lawn. Small water feature.



Road Map



Hybrid Map



Terrain Map



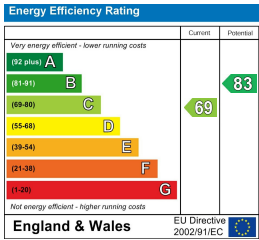
Floor Plan



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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