



Ellis Brooke



28b Wynne Crescent  
, Rugby, CV21 1NS

**Guide price £329,950**



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## Hallway

Modern composite front door with double glazed panel and further double glazed windows around. Karndean flooring. Stairs to first floor. Double glazed window to the side aspect. Under stairs cupboard. Door to WC. Door to Utility Room, Internal courtesy door to Garage. Radiator.

## Utility Room

9'1" x 7'1" (2.77m x 2.16m)

Karndean flooring. Radiator. Several base level units. Extractor. Stainless steel sink drainer. Space & plumbing for washing machine. Space for further appliance such as a dryer.

## Guest WC

Low flush WC. Pedestal wash hand basin. Extractor. Radiator.

## 1st Floor Landing

Stairs to top floor. Door to Lounge. Door to Kitchen/Diner. Door to Guest WC. Radiator.

## Lounge

17'2" x 12'6" (5.23m x 3.81m)

Double glazed French Doors and window onto the Garden (rear aspect). Two radiators. Karndean flooring. Feature TV wall with storage and illumination.

## Kitchen/Diner

16'9" x 10'3" (5.11m x 3.12m)

Double glazed French Doors with Juliet balcony

to the front aspect. Karndean flooring. Radiator. Full range of base and eye level units with work surface over. Stainless steel sink/drainers with mixer tap. Space for upright fridge/freezer. Space and plumbing for dishwasher. Integrated oven with gas hob and extractor.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point. Radiator.

## Top Floor Landing

Doors off to all 3 bedrooms. Door to Bathroom. Storage cupboard housing combination boiler.

## Bedroom One

13' x 10'4" min (3.96m x 3.15m min)

Double glazed window to the front aspect. Door to En-Suite. Fitted wardrobes. Radiator.

## En Suite

Double glazed window to the front aspect. Heated towel rail. Fully tiled double shower cubicle. Low flush WC. Pedestal wash hand basin. Shaver point. Tiling to walls. Extractor.

## Bedroom Two

10'6" x 9'5" max (3.20m x 2.87m max)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

## Bedroom Three

9'4" x 6'6" (2.84m x 1.98m)

Currently used as an office.

Double glazed window to the rear aspect. Range of fitted office furniture. Radiator.

#### Family Bathroom

7'2" x 6'8" (2.18m x 2.03m)

Panelled bath with shower over. Tiling to splashbacks. Low flush WC. Pedestal wash hand basin. Heated towel rail. Extractor. Shaver point.

#### Frontage

Shallow low maintenance frontage with small border. Adjoins driveway/car port. Gate to the side with steps up to garden. Pathway leading to front door.

#### Parking & Garage

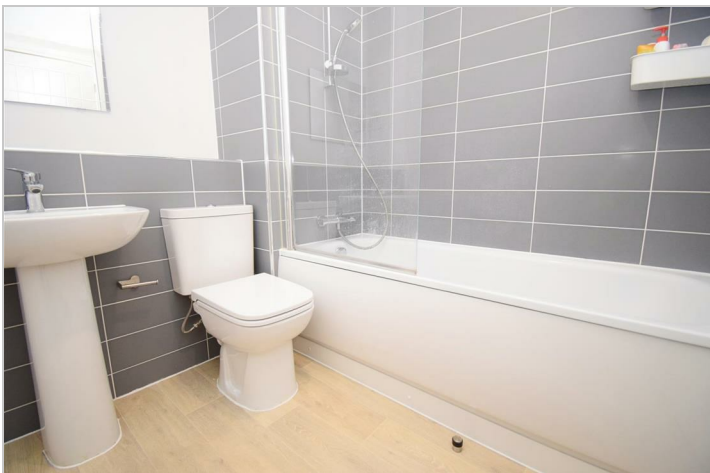
Covered driveway leading to garage.

Garage has metal up and over door. Power and light connected. Door into hallway.

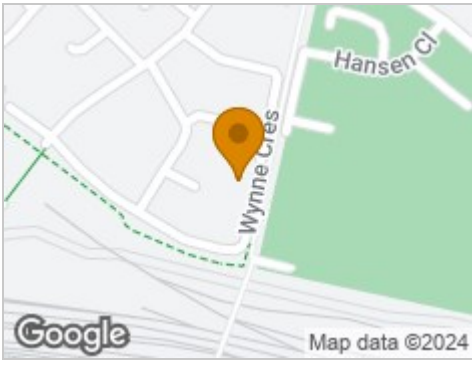
Garage measures 19'5" x 9'9"

#### Garden

Enclosed by a mixture of timber fencing with some low level brick wall. Square patio section. Predominantly laid to lawn. Side gate with steps leading to front of property.



Road Map



Hybrid Map



Terrain Map



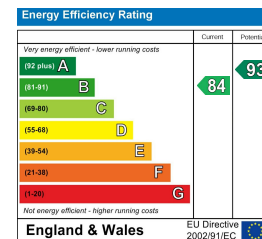
Floor Plan



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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