



Ellis Brooke



6 Wiggins Close

, Rugby, CV21 4DH

Offers in excess of £600,000



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Hallway

Composite part glazed front door. Wood effect flooring. Coving. Stairs to first floor. Radiator. Doors off to Lounge, Office, Kitchen & Guest WC. Storage cupboard.

Lounge

19'2" x 14'5" min (5.84m x 4.39m min)

Double glazed bay window to the front aspect. Double doors into Dining Room. Coving. Two radiators. Electric fire with hearth and surround.

Dining Room

16'4" x 10'8" (4.98m x 3.25m)

Double glazed French Doors opening onto rear garden. Double doors through into Lounge. Radiator. Coving.

Office

8' x 8'1" (2.44m x 2.46m)

Dual aspect room. Windows to the front and side. Radiator. Coving.

Kitchen/Diner

16'1" x 13'5" min (4.90m x 4.09m min)

Double glazed window and French Doors onto the patio and garden. Door to Utility Room. Two radiators. Coving. Inset spotlights. Full range of base and eye level units with work surface over. Stainless steel two bowl sink/drainage with mixer tap. Tiling to splashbacks. Space for a large fridge/freezer. Space for range style cooker with extractor. Integrated dishwasher. Integrated fridge and freezer.

Utility Room

9' x 4'9" (2.74m x 1.45m)

Double glazed door to the side aspect. Radiator. Further base and eye level units with an additional sink/drainage. Wall mounted Worcester combination

boiler. Space and plumbing for washing machine. Extractor. Space for additional appliance such as a dryer.

Guest WC

Low flush WC. Double glazed window to the side aspect. Wall mounted wash hand basin. Low flush WC. Radiator.

Landing

Double glazed window to the side aspect. Radiator. Coving. Doors to all 5 bedrooms and the bathroom. Loft access hatch (pull down ladder and boarded)

Bedroom One

12'5" x 12'7" min (3.78m x 3.84m min)

Double glazed window to the front aspect. Full width fitted wardrobes. Door to en-suite. Coving.

En-Suite

Double glazed window to the side aspect. Heated towel rail. Low flush WC. Wash hand basin with vanity unit. Double fully tiled shower cubicle. Extractor.

Bedroom Two

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

Dual aspect room with double glazed windows to the front and side aspects. Wood effect flooring. Coving. Radiator.

Bedroom Three

11' x 11'7" (3.35m x 3.53m)

Double glazed window to the rear aspect. Wood effect flooring. Coving. Radiator.

Bedroom Four

15'5" x 7'3" (4.70m x 2.21m)

Dual aspect room with double glazed windows to the side and rear. Coving. Wood effect flooring. Radiator.

Bedroom Five

12'5" x 8'5" (3.78m x 2.57m)

Double glazed window to the rear aspect. Coving. Wood effect flooring. Radiator.

Family Bathroom

11'1" x 6'9" (3.38m x 2.06m)

Double glazed window to the side aspect. Fully tiled. Panelled bath. Separate shower cubicle. Extractor. Pedestal wash hand basin. Low flush WC.

Frontage

Block paved driveway leading to detached double garage. Pebbled hard-standing in front of the property for additional off road parking. Pathway leading to front door with wisteria archway. Gates to both sides of the property. Various flowers, plants and small trees with continuation of wisteria along the bay.

Driveway

Double Garage

17'4" x 16'7" total area (5.28m x 5.05m total area)

Half of the garage has been partitioned to form a workshop.

Storage section of garage (front half) Electric up and

over door to the front section of the garage (currently storage space) with electric up and over door. Internal door into workshop (rear of garage) 16'7" x 9'

Workshop section of garage (rear half). Door to the side. Power and light. Internal door through to storage area 16'7" x 8'4"

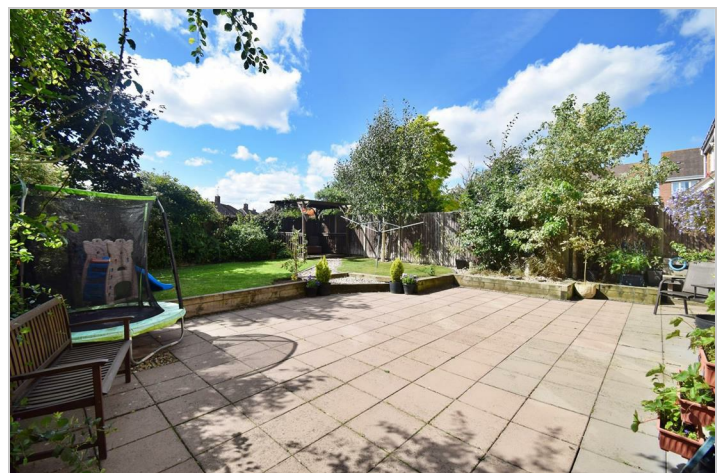
Rear Garden

Gates to both side. Substantial full width patio surrounded by raised pebble bed. Shrub and plant border to the other side. Split from lawned areas by wooden sleepers. Winding pebble pathway leading to pergola seating area. Mainly enclosed by timber fencing.

Notes

A nominal management charge is applicable to Wiggins Close of £50 per month.

The 6 house owners in Wiggins Close are the designated members of the management company (not for profit)



Road Map



Hybrid Map



Terrain Map



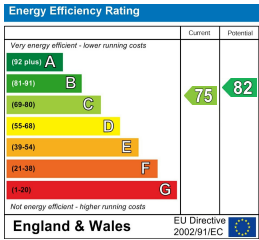
Floor Plan



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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