



Ellis Brooke



24 Dodgson Close

Cawston, Rugby, CV22 7ZQ

Offers in excess of £425,000



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Hallway

Composite front door with double glazed central panel & double glazed windows flanking. Stairs to first floor. Doors off to Lounge, Dining Room, Guest WC & Kitchen/Diner. Understairs cupboard.

Lounge

14'5" x 11'4" (4.39m x 3.45m)

Double glazed window to the front aspect. Radiator. TV & telephone points.

Dining Room/Family Room

11' x 7'7" (3.35m x 2.31m)

Double glazed window to the front aspect. TV & telephone points. Radiator.

Guest WC

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

Kitchen/Diner

20' x 9' min (14' max into table area) (6.10m x 2.74m min (4.27m max into table area))

Double glazed window to the rear aspect. Double glazed French Doors with windows around. Radiator. Door to Utility Room. Full range of base & eye level units with work surface over. One & a half bowl stainless steel sink/drainage with mixer tap. Integrated double oven. Integrated 5-ring gas hob with extractor. Integrated Fridge & Freezer. Integrated Dishwasher. Inset spotlights.

Utility Room

9' x 6' (2.74m x 1.83m)

Double glazed door to the garden. Radiator. Several base level units with work surface over. Cupboard housing boiler. Stainless steel sink. Extractor. Space & plumbing for a washing machine. Space for a further under-counter appliance.

Landing

Doors off to all 4 bedrooms & family bathroom. Loft access hatch. Airing cupboard. Radiator.

Bedroom One

11'4" x 11'5" inc wardrobes (3.45m x 3.48m inc wardrobes)

Double glazed window to the front aspect. Radiator. Door to En Suite. Two fitted wardrobes.

En Suite

Double glazed window to the side aspect. Heated towel rail. Fully tiled double shower cubicle. Wall mounted wash hand basin. Low flush WC. Extractor. Inset spotlights.

Bedroom Two

10'9" + cupboard recess x 9'4" + wardrobe (3.28m + cupboard recess x 2.84m + wardrobe)
Two double glazed window to the front aspect. Radiator. Fitted wardrobe plus additional built-in cupboard.

Bedroom Three

11'4" x 8' (3.45m x 2.44m)

Double glazed window to the rear aspect.
Radiator.

Bedroom Four

12'1" x 7'3" (3.68m x 2.21m)

Double glazed window to the rear aspect.
Radiator.

Family Bathroom

8' x 6'9" (2.44m x 2.06m)

Four Piece

Double glazed window to the rear aspect. Fully tiled shower cubicle. Panelled bath. Wall mounted wash hand basin. Low flush WC. Inset spotlights. Extractor. Heated towel rail. Shaver point.

Frontage

Shrubs & plants with bark chippings. Pathway leading to canopy porch.

Driveway & Garage

Off road parking for two cars leading to detached garage

Garage with metal up-and-over door. Power & light connected.

Garden

Primarily enclosed to all sides by brick walling. Side gate onto driveway. Full width slabs/patio. Mainly laid to lawn with flower & shrub borders in two parts. Several small trees.



Road Map



Hybrid Map



Terrain Map



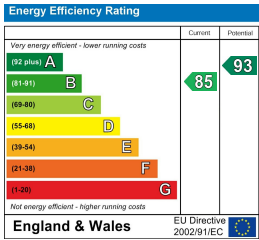
Floor Plan



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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