



Ellis Brooke



16 Newall Close

Clifton Upon Dunsmore, Rugby, CV23 0DF

Offers in excess of £300,000



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Porch

Outer double glazed front door then inner double glazed door to Hallway.

Entrance

Door to Lounge. Radiator. Double glazed window to the front aspect. Stairs to first floor.

Lounge

Double glazed window to the front aspect. Double glazed French Doors to the rear. Door into Kitchen/Diner. Two radiators. Fireplace area. Coving.

Kitchen/Diner

Double glazed windows to the rear plus double glazed door. Under-stairs area (with possible fridge/freezer space). Full range of base and eye level units with work surfaces over and splashback tiling. One and a half bowl stainless steel sink/drainers. Integrated oven with hob. Space and plumbing for washing machine. Space for dryer. Radiator. Partial wood effect flooring. Coving.

Landing

Doors off to all three bedrooms plus shower room with cupboard and loft access hatch.

Bedroom One

Double glazed window to the front aspect. Radiator. Over-stairs cupboard.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Shower Room

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

Frontage

Low maintenance stone chippings with decorative flower sections and brick border. Additional patio area around front door with side gate into rear garden.

Driveway

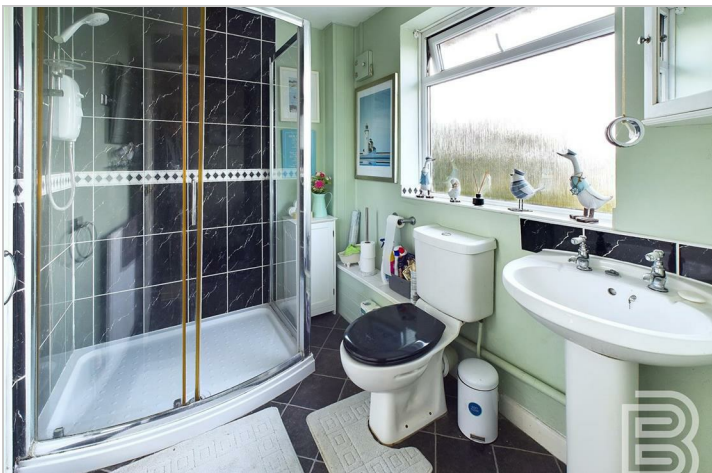
Providing off road parking for several cars and leading to garage.

Garage

Single garage with metal up-and-over door. Power and light connected.

Rear Garden

Enclosed by timber fencing with open valley aspect to the rear. Square decked area adjoining French Doors. Thin patio leading onto lawned section with pathway along the side plus shed.



Road Map



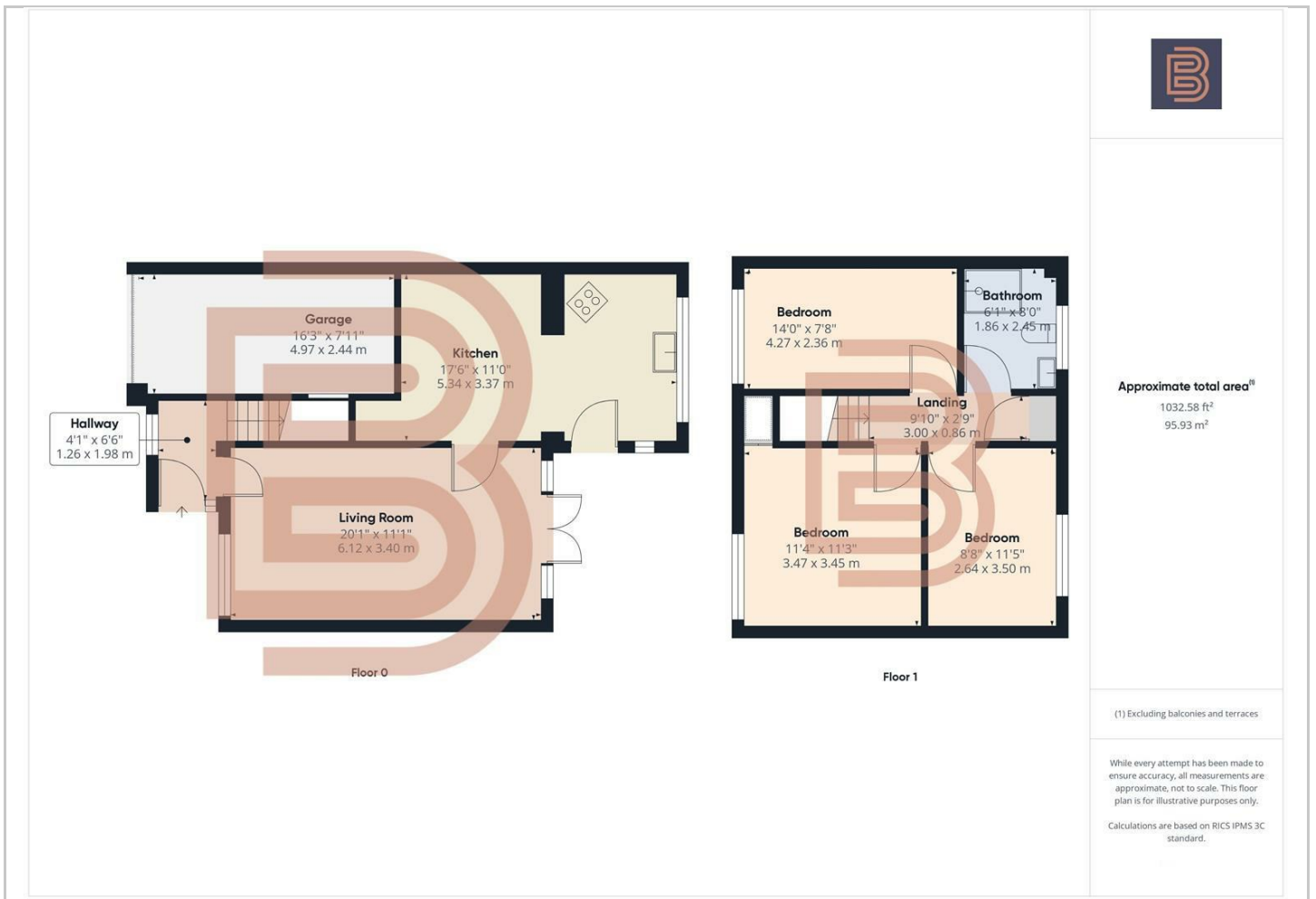
Hybrid Map



Terrain Map



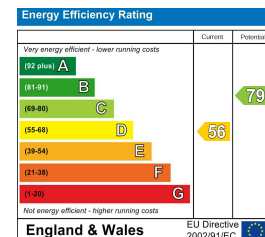
Floor Plan



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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