



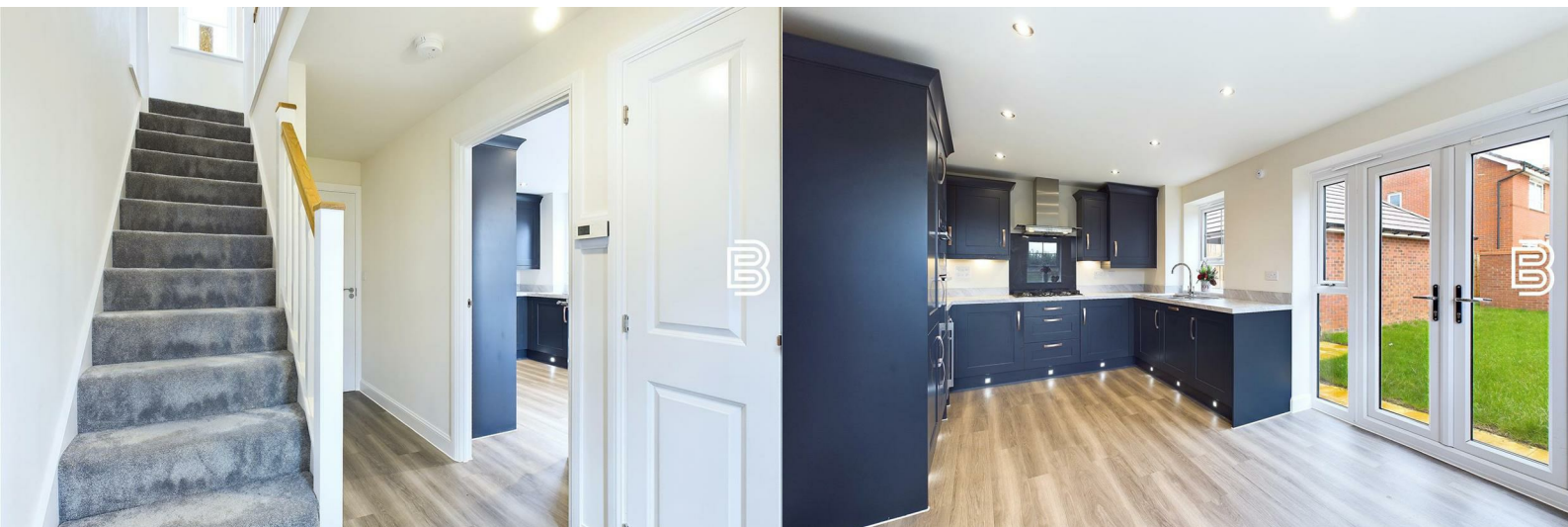
# Ellis Brooke



## 13 Goldenrod Close

, Rugby, CV22 5FD

**Guide price £425,000**





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## Hallway

Composite front door into hallway. Amtico flooring. Stairs to first floor. Radiator. Coat and shoe storage cupboard with double doors plus under stairs cupboard. Door to Lounge. Door to WC. Door to Kitchen/Diner.

## Lounge

16'2" x 10'1" (4.93m x 3.07m)

Dual aspect room with windows to two aspects. Two radiators. TV & Telephone points.

## Kitchen/Diner

16'1" x 10'3" (4.90m x 3.12m)

Dual aspect room with windows to two aspects plus French Doors to garden. Amtico flooring. Radiator. Full range of base and eye level units with stylish work surface over and under cabinet feature lighting. Kickboard lighting. Stainless steel sink/drainage with mixer tap. Integrated Fridge & Freezer. Integrated Dishwasher. Integrated Washing Machine. Integrated Double Oven plus 5 ring gas hob and Extractor. Integrated wine cooler. Inset spotlights.

## Guest WC

Double glazed window to the rear aspect. Amtico flooring. Low flush WC. Pedestal wash hand basin. Radiator.

## First Floor Landing

Stairs to top floor. Doors off to two bedrooms, family bathroom and airing cupboard. Double glazed window. Radiator.

## Bedroom One

12' x 10'4" (3.66m x 3.15m)

Double glazed windows. Radiator. Door to En-Suite. TV point.

## En Suite

Double glazed window. Heated towel rail. Double fully tiled shower cubicle. Extractor. Pedestal wash hand basin. Low flush WC. Amtico flooring.

## Bedroom Two

10'4" x 9'8" (3.15m x 2.95m)

Double glazed windows. Radiator.

## Family Bathroom

6'8" x 6'2" (2.03m x 1.88m)

Double glazed window. Amtico flooring. Low flush WC. Pedestal wash hand basin. Panelled bath. Tiling to splashbacks. Extractor. Radiator.

## Top Landing

Double glazed window. Doors to two bedrooms. Door to 'Jack & Jill' En Suite. Radiator.

## Bedroom Three

11'1" x 10'3" (3.38m x 3.12m)

Double glazed windows to two aspects. Radiator. Door into En Suite.

## 'Jack & Jill' En Suite

Oversize fully tiled shower cubicle. Pedestal wash hand basin. Amtico flooring. Low flush WC. Extractor. Radiator.

### Bedroom Four

11'1" x 10'4" (3.38m x 3.15m)

Double glazed windows to two aspects.  
Radiator.

### Frontage

Shallow lawned frontage with low level fence and pathway leading to front door. Low maintenance border which extends around the side of the property.

### Driveway

Parking for two cars. Leads to garage and has timber gate into garden.

### Garage

21'1" x 10'6" (6.43m x 3.20m)

Metal up and over door. Power and light connected.

### Garden

Primarily enclosed with a brick wall. Side gate to driveway. Patio. Remainder of garden is entirely laid to lawn.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



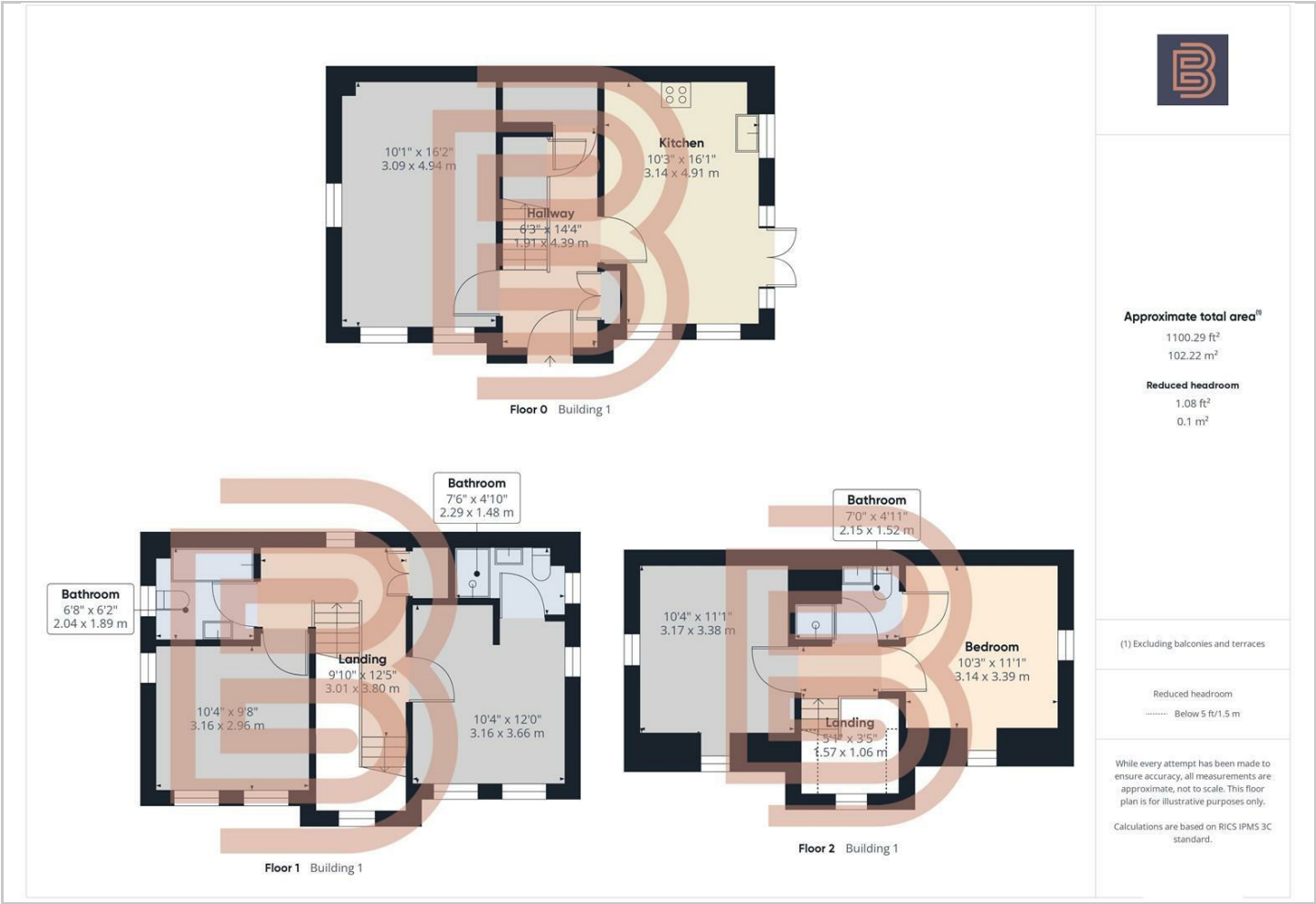
Hybrid Map



Terrain Map



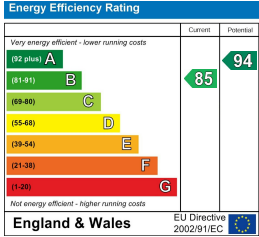
Floor Plan



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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