



# Ellis Brooke



## 262 Dunchurch Road

, Rugby, CV22 6HX

**Guide price £550,000**



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## Porch

Double glazed front door with wooden door into Hall. Tiled floor. Glass bricks.

## Hall

Stairs to first floor. Two radiators. Under-stairs cupboard and storage. Doors off to all downstairs accommodation. Coving.

## Lounge/Diner

26'3" x 13'11" max (8.00m x 4.24m max)

Double glazed window to the front aspect. Sliding patio doors onto the rear garden. Door into Kitchen. Two radiators. Coving. Gas fire with brick surround.

## Kitchen

12'11" x 8'11" (3.94m x 2.72m)

Double glazed door and window to the rear aspect. Radiator. Door to Hall. Pantry cupboard. Range of base and eye level units with work surface over. Space for cooker. Space for fridge. Space and plumbing for slimline dishwasher & washing machine. Coving.

## Bedroom One

13'5" x 12'11" max (4.09m x 3.94m max)

Double glazed window to the front aspect. Radiator. Range of fitted bedroom furniture. Coving.

## Bedroom Two / Dining Room

11'10" x 10'10" (3.61m x 3.30m)

Previously used as either a 4th bedroom or a

dining room.

Double glazed window to the rear garden. Radiator. Coving. Fitted wardrobes.

## Bathroom

6'11" x 5'11" (2.11m x 1.80m)

Double glazed window to the side aspect. Curved bath. Separate shower cubicle. Fully tiled walls. Pedestal wash hand basin. Low flush WC. Extractor. Heated towel rail. Coving.

## WC

Double glazed window to the side aspect. Low flush WC. Fully tiled walls. Inset spotlight. Extractor. Wash hand basin.

## Landing

Doors off to two bedrooms. Door to WC. Good size airing cupboard with sliding doors.

## Bedroom Three

12'11" x 10'11" (3.94m x 3.33m)

Double glazed window to the side aspect. Radiator. Sink.

## Bedroom Four

13'11" x 8'10" max (4.24m x 2.69m max)

Double glazed window to the side aspect. Three access doors to substantial eaves storage areas (to both sides).

## WC

Low flush WC. Pedestal wash hand basin. Extractor. Fully tiled.

### Front Garden

Enclosed by low level wall with some metal railings. Laid to lawn around driveway with flower border across the front. Access into garden via both sides of the property.

### Driveway

Curved Driveway leading to car port and garage providing off road parking for several vehicles.

### Garage

Metal up and over door. Power and light connected. Windows along the side (onto car port) Courtesy door to the side.

### Car Port

Door into rear garden. Windows and courtesy door into garage. Door into outside WC.

### Rear Garden

Initial full-width patio with gate to once side. Various planters plus stepping stones across part of the substantial lawned area which has curved mature borders, flower, plants and mature trees. At the end of the garden is a large rear border with shrubs, plants and trees.



Road Map



Hybrid Map



Terrain Map



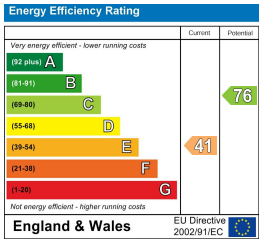
Floor Plan



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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