



Ellis Brooke



50 Falstaff Drive

Woodlands, Rugby, CV22 6LJ

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Entrance Hall

A spacious entrance hall provides a welcoming entrance to the home. There are doors giving access to the majority of the ground floor accommodation and stairs that rise to the first floor.

Living Room

10'2" x 17'11" (3.12m x 5.48m)

This room benefits from a feature fireplace with a gas fire set within. To the front elevation of the living room are double doors that give access to a cosy snug (which has been used as a double bedroom in the past). To the rear elevation of the room is an opening that gives access to the dining area.

Dining Room

11'4" x 8'0" (3.46m x 2.46m)

A wonderfully light space owing to the four Velux windows within the ceiling that flood the room with natural light. In addition to the side elevation there is a high-level window and to the rear elevation there are double opening doors that provide access to the rear garden. Openings give access to the kitchen and living room separately.

Kitchen

13'0" x 9'1" (3.98m x 2.77m)

This good sized kitchen provides ample space for a dining table should one be wanted within the room. The kitchen itself comprises of a range of base and eye level units with a wooden worktop over. Within the kitchen, there is space and plumbing for a dishwasher and further space for a fridge/freezer. The kitchen benefits from a fitted electric oven with a four ring gas hob over with extractor fan. The kitchen also provides access into a useful utility cupboard. To the rear elevation of the room there are double opening doors giving access onto the rear garden and there is also an opening giving access to the dining room

Utility

Providing space and plumbing for a washing machine and tumble dryer along with space for an additional fridge/freezer. To the rear elevation there is a window.

Snug/Bedroom 4

10'4" x 10'8" (3.15m x 3.26m)

A truly versatile room that could have multiple uses such as a snug, office, double bedroom, playroom, hobby room etc. With a window to the front elevation.

Bedroom 3

9'6" x 8'8" (2.9m x 2.66m)

A double bedroom with a window to the front elevation. This bedroom also benefits from access to a useful under the stairs storage cupboard.

Ground Floor Shower Room

4'1" x 7'1" (1.27m x 2.18m)

A suite that comprises of a low-level flush WC, pedestal wash hand basin and shower. Within the shower room there is tiling to all splash back areas and a frosted window to the side elevation.

First Floor Landing

Benefiting from a window to the side elevation that allows natural light into the area. In addition, the first floor landing has doors that provide access through to all first floor accommodation. The landing has an area which could be used as a small study with some restricted head height and offers good storage space. Access to eaves storage is gained from the landing.

Bedroom 1

19'9" x 9'8" (6.03m x 2.97m)

A very large double bedroom that was previously two bedrooms to which the current owners have made

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into one large principal bedroom with dressing area. There are two windows to the rear elevation giving a view over the garden beyond. Ample space is available for wardrobes.

Bedroom 2

9'1" x 13'3" (2.78m x 4.05m)

A double bedroom with a window to the front elevation and fitted storage for clothing.

Bathroom

6'11" x 6'6" (2.13m x 1.99m)

A suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and panelled bath with electric shower over. To the side elevation there is a frosted window. The walls are fully tiled and there is a heated towel rail.

External - Front

A blocked paved driveway provides ample off-road parking for numerous vehicles. In addition, a small area has been laid with gravel stone. The front door is located to the side elevation of the home and provide access into the entrance hall.

Rear Garden

To the immediate rear of the home is a decked area which provides ample space for alfresco dining. You

then step down to an area which has been laid to artificial lawn. As you continue along the garden and under the pergola style archway, you are greeted with a further deck area and further space which has been laid to gravel. A well stocked pond is embedded within into the decked area to the rear of the garden. This garden is enclosed to all elevations by fencing. There is pedestrian access to the driveway to the side of the property. Access to the office and garden store is obtained through the garden.

Office

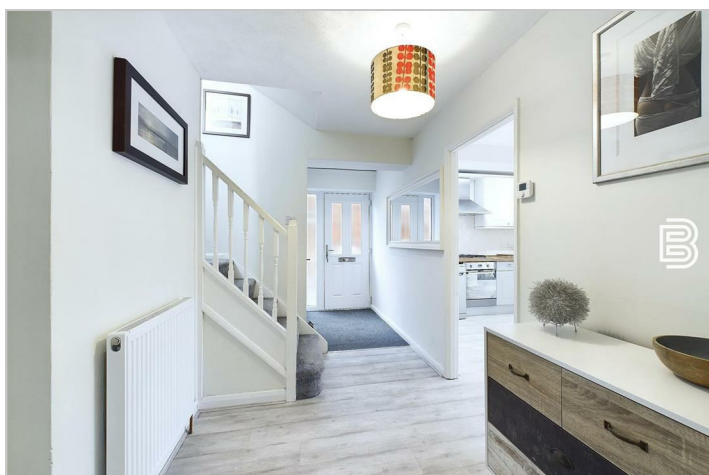
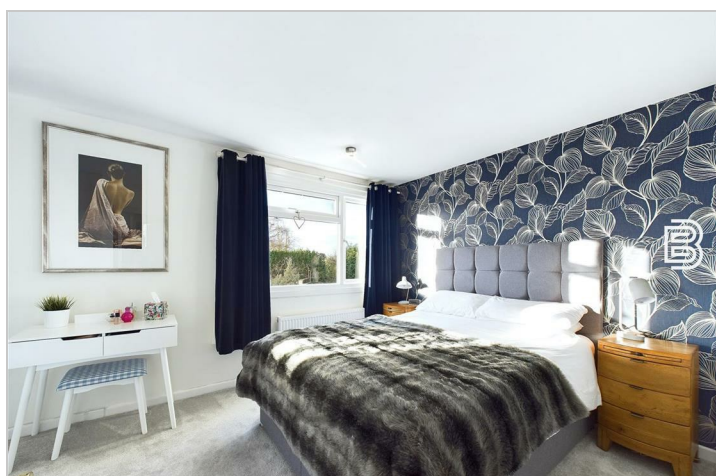
9'3" x 18'1" (2.84m x 5.52m)

A great example of a garage that has now been converted into a modern home office. The office is flooded with natural light owing to the windows found to both the front and side elevations, in addition to the front elevation there is a door which provides access to the building itself. Within the office there is light and power connected. The office is accessed from the rear garden. This building could be used for a variety of uses such as home office, gym, treatment room, hobby room etc.

Store

9'6" x 6'9" (2.91m x 2.08m)

A useful store located to the rear of the office and accessed from the garden. Windows to the rear elevation.



Road Map



Hybrid Map



Terrain Map



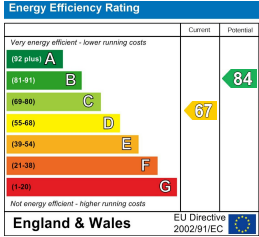
Floor Plan



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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