



# Ellis Brooke



## 23 Cherwell Way

Long Lawford, Rugby, CV23 9SU

**Offers in excess of £200,000**





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## Entrance Hall

9'10" x 3'5" (max) (3.02m x 1.06m (max))

Accessed under a covered storm porch and via the front door. The entrance hall benefits from two useful storage cupboards, which provide a space for cloaks and shoe storage. Doors provide access to the bathroom and bedroom, double doors give access to the living room.

## Lounge/Diner

15'4" x 13'5" (max) (4.68m x 4.1m (max))

A spacious lounge/diner that benefits from a window to the front elevation. An opening provides access to the kitchen. Further to this there are double opening doors to the rear elevation which provide access into a rear lobby.

## Kitchen

5'2" x 9'10" (1.6m x 3.02m)

Comprising of a range of base and eye level units with a complementary worktop over. Within the kitchen the walls and floor are fully tiled and there is a window to the rear elevation, giving a view over the garden. There is space and plumbing for a washing machine, condensing tumble dryer and oven.

## Rear Lobby

6'0" x 4'5" (1.85m x 1.37m)

With double opening doors to the rear elevation which provide access to the garden.

## Bedroom

12'4" x 12'11" (max) (3.77m x 3.96m (max))

A generously sized double bedroom with a window to the front elevation. Within the bedroom there is ample space for wardrobe storage.

## Bathroom

9'3" x 10'4" (max) (2.84m x 3.15m (max))

A suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and panelled bath with mixer shower over. There is tiling to all splash back areas along with a heated towel rail and radiator. To the rear elevation there is a frosted window. Access to the loft can be obtained by the loft hatch found within the room.

## Rear Garden

A low maintenance garden that is enclosed by fencing to all elevations. In the main this garden has been laid to gravel stone with paved pathways. To the side elevation of the property there is gated access to the driveway. From the rear garden there is a doorway which gives access into the single garage.

## Garage

16'2" x 8'2" (4.93m x 2.51m)

With an electric roller shutter door to the front elevation and pedestrian door giving access to the garden to the rear. Within the garage there is the properties gas combination boiler and electricity fuse board.

## Front Garden and Driveway

Tel: 01788 221242

A tarmac driveway provides off road parking for 1 vehicle with further parking for several vehicles available on the gravel area. To the front of the bungalow there is a generously sized garden, which in the main has been laid to gravel stone. further to this there is a blocked paved pathway from the public highway and driveway which lead to the front door. In addition there is an area with some mature shrubs, tree, and planting within.





Road Map



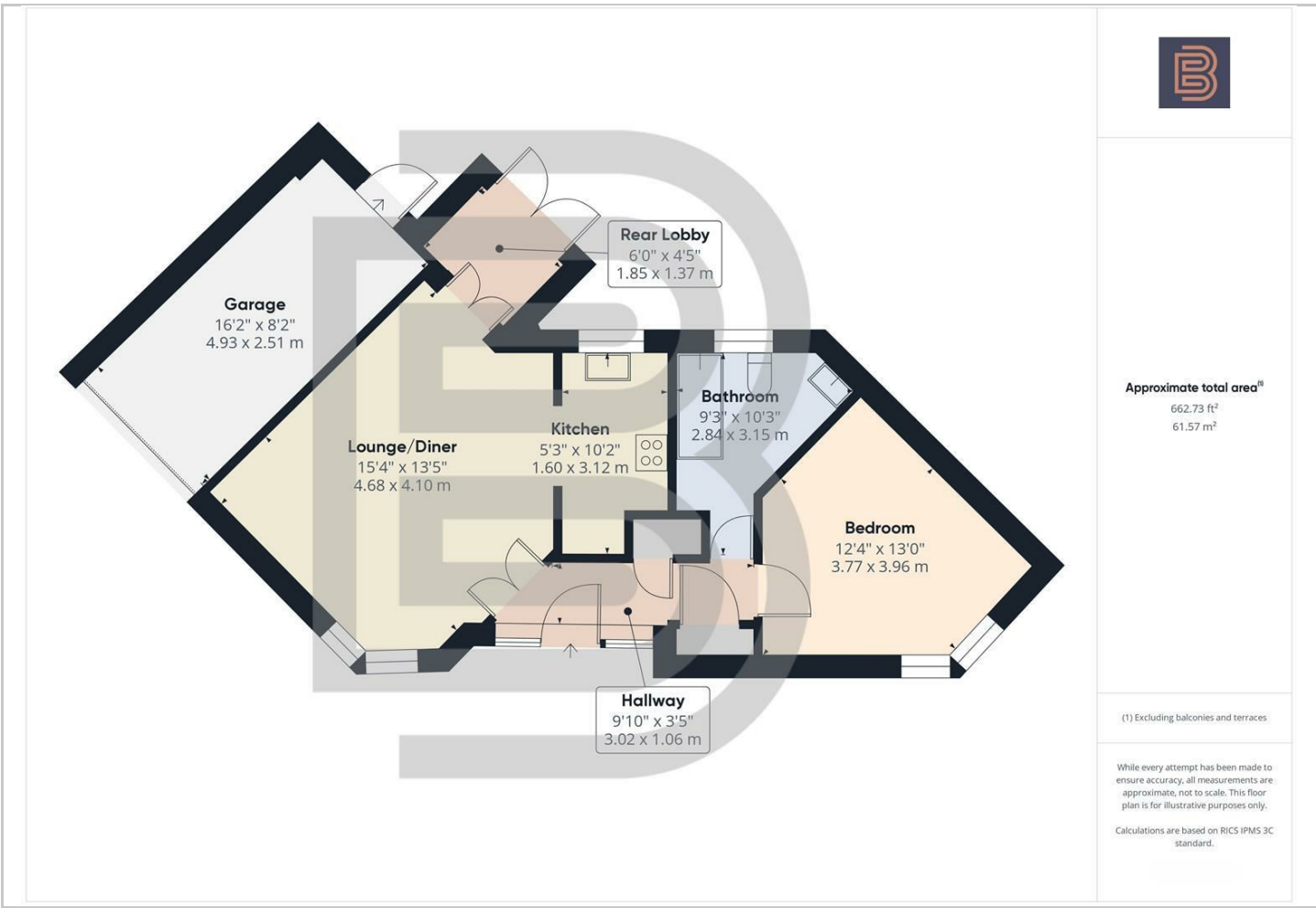
Hybrid Map



Terrain Map



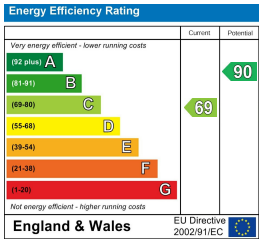
Floor Plan



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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