



Ellis Brooke



24 Elder Avenue

Eden Park, Rugby, CV21 1TE

Guide price £400,000



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Hallway

Composite front door with double glazed panels. Stairs to first floor. Radiator. Ceramic tiled floor. Doors to Lounge, Office, WC & Kitchen. Telephone point.

Lounge

13' x 11'10" (3.96m x 3.61m)

Double glazed bay window to the front aspect. Two radiators. Log burner.

Office

9'2" x 6'7" (2.79m x 2.01m)

Double glazed window to the front aspect. Radiator.

WC

Low flush WC. Extractor. Wall mounted wash hand basin. Radiator. Ceramic tiled floor. Tiling to splashbacks.

Kitchen/Diner

15'2" x 10' (4.62m x 3.05m)

Double glazed window and French Doors to the rear aspect. Door to Utility Room. Radiator. Ceramic tiled flooring. Sink/drainage with mixer tap. Full range of base and eye level units with under (and over) cabinet lighting. Integrated double oven with hob and extractor. Integrated dishwasher. Integrated fridge and freezer. Inset spotlights.

Family Area

9'3" x 8'6" (2.82m x 2.59m)

Double glazed French Doors to the rear aspect plus window. Radiator. Glass roof. Currently used as an ideal play room/ area. Ceramic tiled floor.

Utility Room

6'6" x 5'7" (1.98m x 1.70m)

Double glazed door out onto Driveway. Ceramic tiled floor. Extractor. Additional sink/drainage with mixer tap. Wall mounted Baxi combination boiler. Space & plumbing for washing machine plus dryer. Radiator.

Landing

Door off to all four bedrooms and bathroom. Storage cupboard.

Bedroom One

12' x 10'1" max (3.66m x 3.07m max)

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Door to En Suite.

En Suite

Double glazed window to the rear aspect. Heated towel rail. Extractor. Fully tiled shower cubicle. Shaver point. Wall mounted wash hand basin. Low flush WC. Inset spotlights.

Bedroom Two

13'6" x 8'5" max (4.11m x 2.57m max)

Double glazed window to the front aspect. Radiator. Loft access hatch. Over-stairs storage area.

Bedroom Three

10'4" x 8'8" (3.15m x 2.64m)

Double glazed window to the rear aspect.
Radiator.

Bedroom Four

10'1" x 6'3" (3.07m x 1.91m)

Double glazed window to the rear aspect.
Radiator.

Bathroom

Double glazed window to the side aspect.
Heated towel rail. Panelled bath with shower over. Wall mounted wash hand basin. Low flush WC. Shaver point. Extractor. Tiling to splashbacks. Inset spotlights.

Frontage

Shallow lawned frontage with slabbed pathway leading to front door.

Driveway

Located to the side of the property and providing off road parking for 2/3 cars. Leads to garage and has gate into rear garden.

Garage

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

Garden

Initial full-width patio. Enclosed by timber fencing with covered seating area in the back corner. Side gate onto Driveway. Plant borders to all sides.



Road Map



Hybrid Map



Terrain Map



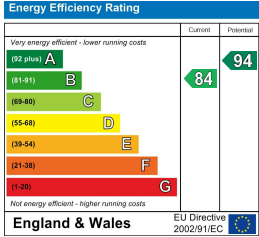
Floor Plan



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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