



# Ellis Brooke



## 12 Chervil Way

Coton Park, Rugby, CV23 0AD

**Guide price £230,000**





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## Entrance Hall

With a composite door to the front elevation giving access to the home. The entrance hall has stairs that rise to the first floor landing and a door which gives access to the living room. With Amtico flooring throughout.

## Living Room

9'5" x 13'5" (2.88m x 4.09m)

A well proportioned room that benefits from a window to the front elevation and also a useful under stairs storage cupboard. To the rear elevation of the living room is a door which gives access through to an inner hallway. With Amtico flooring throughout.

## Inner Hallway

With a door to the rear elevation that gives access to the kitchen/diner. In addition a further door gives access to the ground floor WC. Further to this there is a useful large storage cupboard that provides ample spaces for cloaks and shoes storage amongst other things.

## W/C

4'10" x 3'11" (1.49m x 1.21m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area.

## Kitchen/Diner

12'7" x 8'6" (3.85m x 2.6m)

With a range of base and eye-level units with a complementary work top over. Within the kitchen, there is a fitted electric oven with a four

ring gas hob and extractor fan over. Further to this there is space and plumbing for a dishwasher, washing machine and tall fridge/freezer. There is tiling to all splash back areas and ample room for a small dining table. To the rear elevation there are double opening doors that give access to the garden. With Amtico flooring throughout.

## 1st Floor Landing

Giving access to all first floor accommodation. In addition there is access to a storage cupboard, providing further storage space. Access to the loft is given via a loft hatch.

## Bedroom 1

9'5" x 10'10" (2.88m x 3.32m)

A generously size double bedroom with two windows to the front elevation allowing natural light. This bedroom benefits from a good sized fitted wardrobe with sliding mirrored doors and in addition a further storage cupboard.

## Bedroom 2

10'8" x 8'10" (3.27m x 2.71m)

A double bedroom located to the rear elevation of the home and with the window giving a view over the garden. This bedroom benefits from a large fitted wardrobe with sliding mirrored doors.

## Bathroom

5'6" x 6'4" (1.69m x 1.95m)

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with

mixer shower over. Within the bathroom, there is tiling to all splash back areas and a wall-mounted radiator.

### Garden

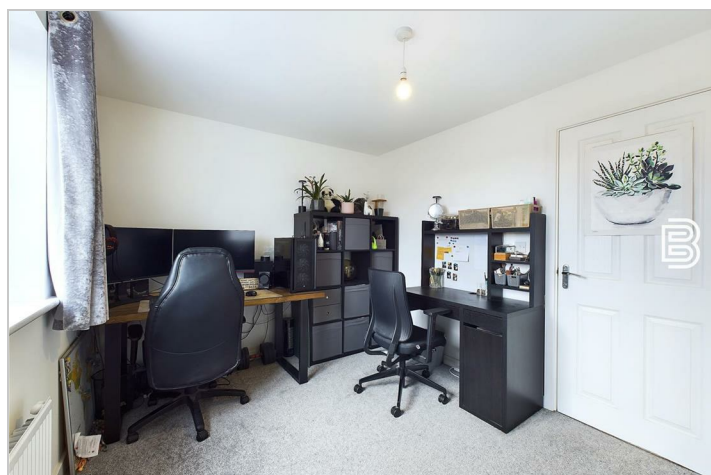
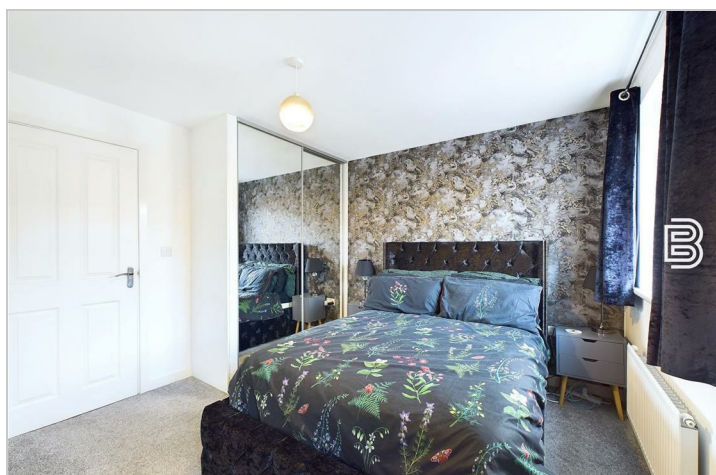
To the immediate rear of the home there is a patio which provides ample space for alfresco dining. A paved pathway runs the length of the garden, and in the main the remainder of the garden has been laid to lawn. Enclosed by fencing to all elevations. To the rear, there is a gated access.

### Parking

To the front of the home there is a blocked paved driveway which provides off road parking for 1 vehicle.

### Service Charge

A service charge of around £175 per year is payable.



Road Map



Hybrid Map



Terrain Map



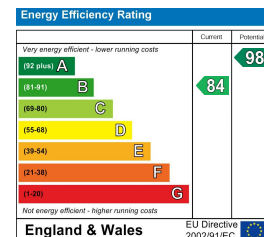
Floor Plan



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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