



Ellis Brooke



31 Macbeth Close

, Rugby, CV22 6LP

Guide price £350,000



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Entrance Porch

4'7" x 5'2" (1.42m x 1.58m)

The property is accessed by a sliding uPVC door where you arrive in the entrance porch. Within the entrance porch is the recently installed electricity fuse board. In addition there is a uPVC front door which gives access through to the hallway.

Hallway

9'11" x 7'1" (3.04m x 2.18m)

A spacious and welcoming entrance hall that benefits from access to a useful storage cupboard which provides ample space for cloaks and shoe storage. In addition there are doors which give access through to all accommodation. Access to the loft is gained via the loft hatch.

Living Room

11'10" x 15'11" (3.61m x 4.87m)

A light and airy room owing to the dual aspect windows found to both the rear and side elevations. To the side elevation there are two windows and to the rear there are windows surrounding double opening doors that give access to the rear garden. Within the lounge there is a feature fireplace with gas fire.

Kitchen

10'10" x 11'9" (3.32m x 3.59m)

Comprising of a range of base and eye-level units with a complementary worktop over. Within

the kitchen, there is a fitted double electric oven, a four ring induction hob with extractor fan over and integrated under counter fridge. There is space and plumbing for a washing machine and tumble dryer. The kitchen benefits from windows to both the rear and side elevations, and in addition to the side elevation a door giving access to the driveway. From the kitchen, there is an opening into the dining space.

Dining Room

7'0" x 8'9" (2.15m x 2.69m)

A room that has an arched opening and in part is semi-open plan to the kitchen. With a window to the side elevation.

Bedroom 1

11'5" x 11'5" (3.49m x 3.48m)

A generously sized double bedroom that benefits from a bay window to the front elevation.

Bedroom 2

11'7" x 10'11" (3.54m x 3.34m)

A good sized double bedroom benefiting from a bay window to the front elevation.

Bathroom

8'5" x 5'9" (2.58m x 1.76m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. Within the bathroom the walls are part tiled and to the side elevation there is a frosted window. The bathroom benefits from useful cupboard.

Rear Garden

The rear garden of this property wraps around two elevations. Within the garden there are two mature trees and in the main it has been laid to lawn. The garden is bordered by a combination of hedged, fenced, and wall boundaries. To the immediate rear and side of the bungalow a paved patio has been created, providing ample space for alfresco dining. A pathway provides access to a pedestrian gate leading to the driveway and pedestrian door into the single garage.

Parking

A good sized driveway located to the side elevation and in part covered by a canopy, which provides ample parking for several vehicles and in turn provides access to the single garage.

Single Garage

19'10" x 8'11" (6.07m x 2.74m)

With an electric up and over door to the front elevation. In addition there is a pedestrian door and window to the side elevation, giving a view and access to the garden.

Front Garden

Further parking spaces could be created should they be desired. In the main this front garden has been laid to gravel stone with a paved pathway providing access to the front door. In addition there is a flower bed with mature shrubs and planting.



Road Map



Hybrid Map



Terrain Map



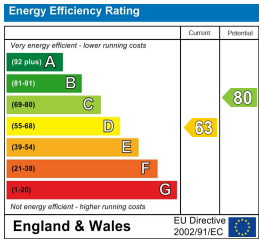
Floor Plan



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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