



Ellis Brooke



6 Cherwell Way

Long Lawford, Rugby, CV23 9SU

Asking price £325,000



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Porch

Enter via uPVC door.

Hallway

Enter via single glazed panel door. Doors to further accommodation. Stairs to first floor. Honeywell thermostat. Electric consumer unit and alarm control panel. Door into:

Breakfast Kitchen

With a range of base and eye level units and roll top worksurfaces. Built in fridge and freezer. Built double sink bowl with mixer tap. Fitted range cooker with gas hobs. Breakfast bar. uPVC window to the front elevation. Tiled splashbacks. Archway into dining area with continued tiled floor. Radiator. uPVC window and door to side elevation.

Lounge

Coal effect gas fire with mantle and surround. uPVC window to rear elevation and uPVC captain style window to rear elevation. TV point. Radiator.

Guest WC

Low flush WC. Wash hand basin with mixer tap built into vanity cupboard. Single panel radiator. uPVC obscure window to side elevation. Tiled splashbacks.

Landing

Doors to further accommodation. Loft access. Door housing hot water tank.

Bedroom One

uPVC double glazed window to the rear elevation. Radiator.

Bedroom Two

uPVC double glazed window to the front elevation. Radiator.

Bedroom Three

uPVC double glazed window to the rear elevation. Radiator. Dado rail.

Bedroom Four/Office

uPVC double glazed window to the front elevation. Radiator.

Bathroom

Single panel bath with separate taps. Mixer shower over the bath. Wash hand basin with mixer tap and built into vanity cupboard. Low flush WC. Recessed spotlights. uPVC double glazed obscure window to side elevation. Tiled floors and vinyl floor. Extractor fan.

Front Garden

Laid to lawn with hedgerow boundaries.

Driveway

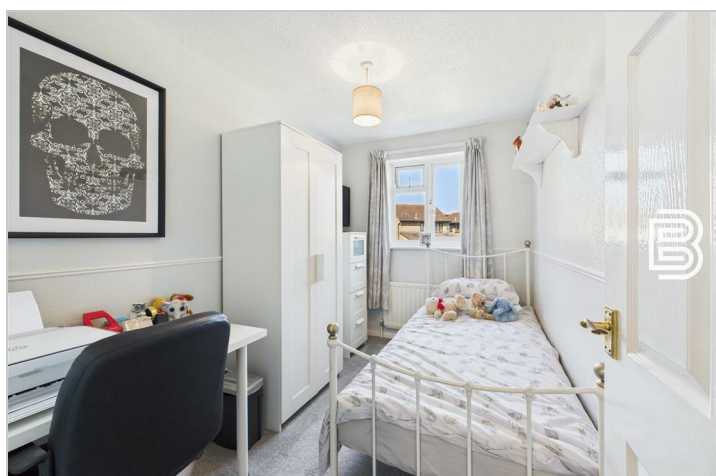
Providing off road parking for several vehicles

Garage

Up and over door. light and power and door to side.

Rear Garden

Mainly laid to lawn with seating area to the side and fencing to boundaries. Courtesy lighting. Fenced bin store. Side door into garage.



Road Map



Hybrid Map



Terrain Map



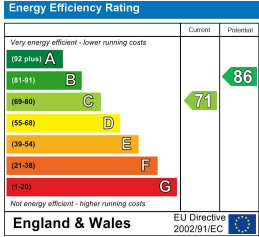
Floor Plan



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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