



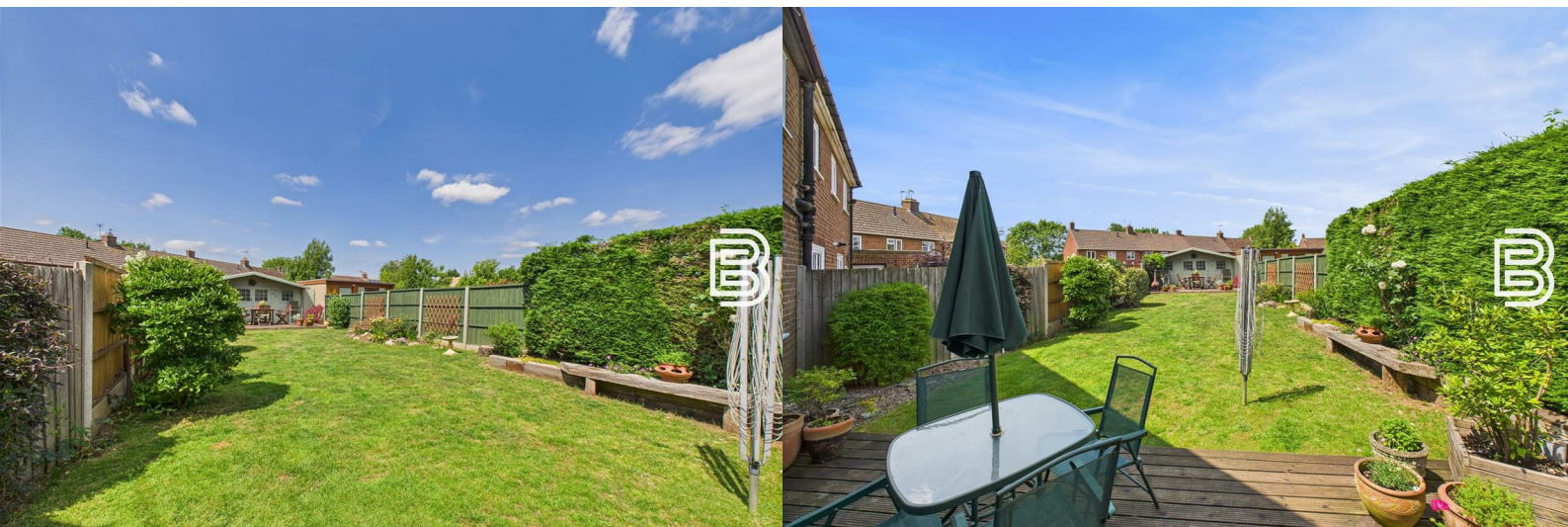
# Ellis Brooke



## 10 Shuttleworth Road

Clifton Upon Dunsmore, Rugby, CV23 0DB

**Guide price £295,000**





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## Entrance Hall

5'5" x 5'5" (1.66m x 1.66m)

Accessed through a composite front door. The entrance hall has doors which provide access through to the living room and kitchen/diner. There are stairs that rise to the first floor.

## Living Room

11'3" x 17'5" (3.45m x 5.31m)

A spacious, light and airy room owing to the dual aspect windows found to both the front and rear elevations. With parquet style floor throughout and a feature of fireplace with a gas fire within.

## Kitchen Dining Room

11'5" x 17'4" (3.48m x 5.29m )

With dual aspects windows to the front and rear elevations. The room benefits from a fully tiled floor throughout. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen area there is a fitted electric oven and grill with four ring electric hob and extractor fan over. In addition, there is space for a tall fridge freezer and the kitchen provides access to a useful under stairs storage cupboard. To the side elevation is a door which gives access through to the utility room.

## Utility Room

7'11" x 8'6" (2.42m x 2.6m)

With a door to the front elevation providing access. Further doors gives access to the WC

and rear garden. With a range of base and eye level units with a complementary worktop over, the utility room benefits from a window to the rear elevation. Within the utility room there is a wall mounted gas boiler and there is space and plumbing for a washing machine.

## WC

4'6" x 5'11" (1.39m x 1.81m)

With a low-level flush WC and wash hand basin. The WC benefits from a fully tiled floor throughout and to the front elevation there is a frosted window.

## 1st Floor Landing

The first floor landing benefits from a window to the rear elevation that provides natural light to the area. Access to the loft is obtained by a loft hatch with a fixed ladder, in addition there are doors which give access through to all the first floor accommodation.

## Bedroom 1

14'7" x 8'7" (4.47m x 2.62m)

A spacious double bedroom that benefits from a fitted wardrobe. The bedroom further benefits from an over stairs storage cupboard and to the front elevation there are two windows.

## Bedroom 2

11'5" x 6'9" (3.5m x 2.06m)

A double bedroom with a window to the front elevation. This bedroom further benefits from a fitted wardrobe.

### Bedroom 3

8'6" x 8'5" (2.61m x 2.59m)

A good size single bedroom with a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted wardrobe.

### Bathroom

8'3" x 6'5" (2.53m x 1.97m)

With a suite that comprises of a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom the walls are fully tiled and to the rear elevation is a frosted window. The bathroom further benefits from access to the properties airing cupboard.

### Loft

The loft has been boarded and carpeted and provides an area of clean and dry storage. The loft is currently set into two storage areas with a door connecting. There is a fixed ladder and power available.

### Garden

This private and enclosed rear garden has fencing to all elevations. To the immediate rear of the property is a decked area, which provides space for alfresco dining. The remainder of the garden has in the main been laid to lawn with some well stocked flowerbeds with mature planting within. To the rear elevation of the garden there is a further decked area, which gives access to the summer house.

### Front Garden

To the front of the home is a garden which is laid to lawn with planted borders with mature shrubs and hedging. A paved pathway gives access to the front and side doors.

### Driveway

To the front of the home there is a gravel driveway that provides off road parking for 2 vehicles.



Road Map



Hybrid Map



Terrain Map



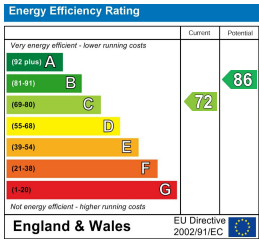
Floor Plan



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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