



# Ellis Brooke



## 2 Blackthorn Close

Eden Park, Rugby, CV21 1PW

**Guide price £525,000**



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## Hallway

Composite front door. Wood effect flooring. Stairs to first floor. Under-stairs cupboard. Double doors to Lounge. Door to Guest WC. Radiator. Door to Kitchen/Diner.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Extractor. Radiator. Wood effect flooring.

## Lounge

Double glazed window to the front aspect and French Doors to the rear garden. Two radiators. Electric fire.

## Kitchen Diner

Double glazed windows to the front and rear aspects. Door to Utility Room, Porcelain tiled floor. Radiator. Inset spotlights. Full range of quality base and eye level units with work surface over. Tiling to splashbacks. One and a half bowl sink/drain. Space for oversize fridge/freezer. Integrated Smeg double oven. Integrated dishwasher. Gas hob with extractor over. Cupboard housing boiler. Space for a dryer.

## Utility Room

Double glazed door to the rear garden. Additional sink/drain. Work surfaces plus cupboards. Space and plumbing for washing machine. Porcelain floor tiles. Radiator.

## First Floor Landing

Doors off to Bedrooms 1,2 & 5. Door to Family Bathroom. Stairs to top floor. Radiator.

## Bedroom One

Double glazed window to the rear aspect. Doorway into Dressing Room, Door to En-Suite. Radiator.

## Dressing Room

Double glazed French Doors with Juliet balcony. Fitted bank of wardrobes to one side with drawers to the other side.

## En-Suite

Double glazed window. Low flush WC. Shower cubicle. Heated towel rail. Extractor. Shaver point. Wash hand basin with vanity unit. Inset spotlights.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

## Bedroom Five

Double glazed French Doors with Juliet balcony to the front aspect. Radiator.

## Family Bathroom

Double glazed window to the front aspect. Panelled bath plus fully enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Radiator. Fully tiled.

## Top Floor Landing

Doors off to Bedrooms 3 & 4. Door to Shower Room. Sizeable storage cupboard (part airing cupboard)

## Bedroom Three

Double glazed window to the front aspect. Velux window to the rear. Radiator. Built in wardrobe.

## Bedroom Four

Double glazed window to the front aspect. Velux window to the rear. Radiator.

### Shower Room

Velux window. Low flush WC. Wall mounted wash hand basin. Radiator. Enclosed shower cubicle. Extractor. Inset spotlights.

### Driveway

Block paved off road parking for up to 2 cars leading to single garage. Gated access to the rear garden. Wooden bin hard-standing.

### Garage

Metal up and over door. Power and light connected with storage possible in the roof area.

### Frontage

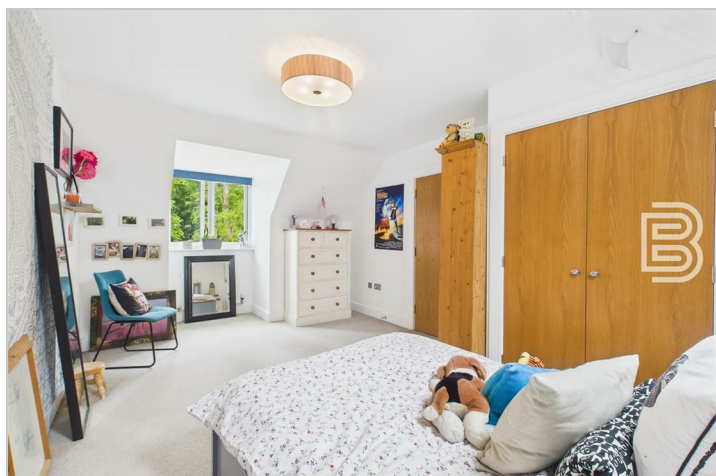
Two tier slab and blue brick pathway leading to canopy porch and front door. Various shrubs and plants.

### Garden

Completely landscaped. Enclosed by a mixture of timber fencing and brick wall. Gate onto the driveway. Initial flagstone patio which leads onto different sections of the garden to include winding pathways, central lawned area, pebble and gravel areas. Decking with pergola and summerhouse. Sleeper borders. Various small trees and plants.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



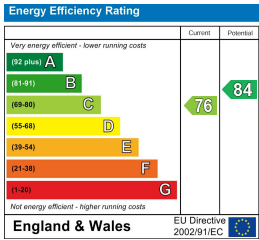
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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