



Ellis Brooke



61 Calvestone Road

Cawston, Rugby, CV22 7GH

Guide price £280,000



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Entrance Hall

14'6" x 3'3" (4.44m x 1m)

The property is accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and in addition there are doors which provide access through to all ground floor accommodation.

Living Room

13'3" x 14'5" (4.04m x 4.41m)

Located to the rear elevation of the home is a good size living room. To the rear elevation of the room there is a window and double opening doors which give access to the garden beyond.

Kitchen

13'4" x 7'6" (4.08m x 2.31m)

The kitchen comprises of a range base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over and a fitted fridge. In addition there is space and plumbing for a dishwasher and washing machine. To the front elevation of the room there is a window. Within the kitchen there is ample space for a dining table.

WC

5'0" x 2'10" (1.54m x 0.87m)

With a low level of flush WC and wash hand basin. There is tiling to the splash back areas and to the side elevation a frosted window.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard and access to the loft via a loft hatch. In addition there are doors through all first floor accommodation.

Bedroom 1

10'1" x 14'5" (3.08m x 4.4m)

A spacious double bedroom that benefits from two windows to the rear elevation that provide a view over the garden. The bedroom further benefits from a fitted wardrobe and its own ensuite.

Ensuite

5'1" x 10'6" (1.56m x 3.22m)

With a suite that comprises of a low level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas, a frosted window to the rear elevation and a wall mounted heated towel rail.

Bedroom 2

12'0" x 9'8" (3.68m x 2.95m)

A good sized double bedroom with two windows to the front elevation. This bedroom further benefits from a fitted cupboard which houses the property's immersion tank.

Bedroom 3

9'2" x 10'6" (2.8m x 3.21m)

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

Bathroom

6'9" x 7'5" (2.06m x 2.27m)

With a suite that comprises of a low-level flush WC, wash hand basin and paneled bath. Within the family bathroom there is tiling to all splash back areas and a wall mounted heated towel rail.

Rear Garden

To the immediate rear of the home is a small patio,

which provides some space for alfresco dining. The remainder of the garden has in the main been laid to lawn with an additional gravel seating area located at the end of the garden. There is a useful storage shed and to the side elevation there is gated access to the driveway.

Carport and Driveway

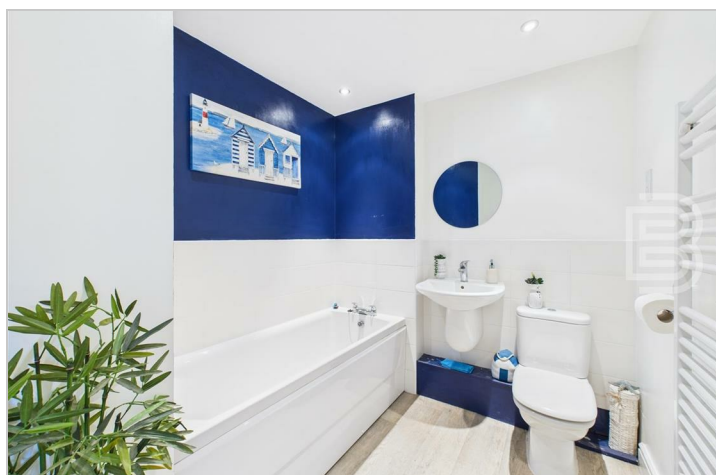
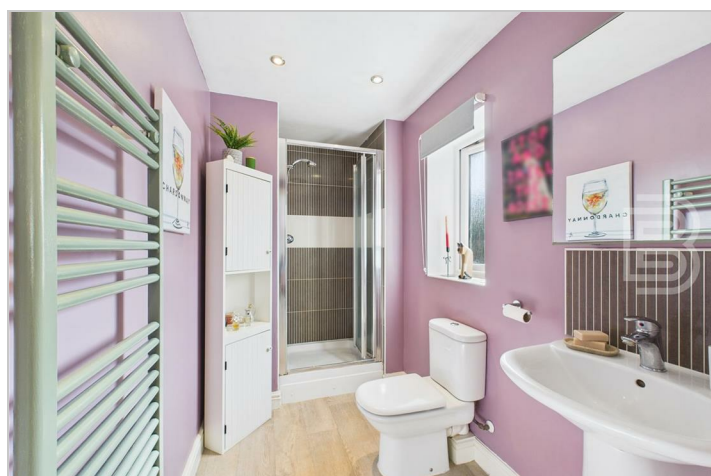
Accessed from Old Farm Close is a blocked paved driveway which provides ample off-road parking for 3 vehicles. This driveway also gives access to the properties covered carport which sees a continuation of the block paved driveway. The carport area could be extended into to create further living accommodation subject to the relevant planning permissions. To the front elevation of the carport is a paved pathway, which gives access to the front door.

Front Garden

To the front of the home there is an area of garden, which in the main has been laid to lawn. From the public highway there is a paved pathway giving access to the front door. The front garden also benefits from a range of mature shrubs and planting dispersed throughout.

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



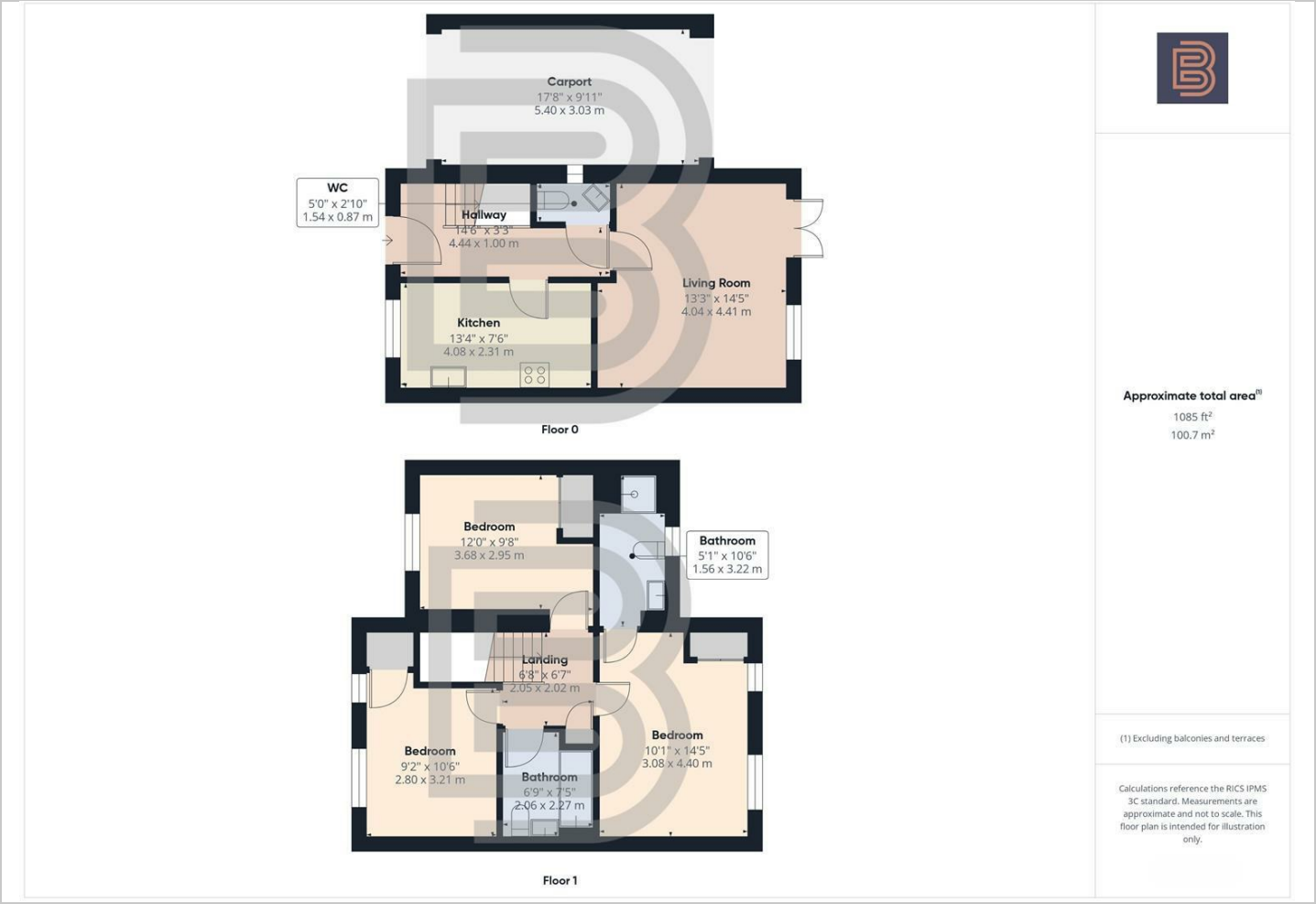
Hybrid Map



Terrain Map



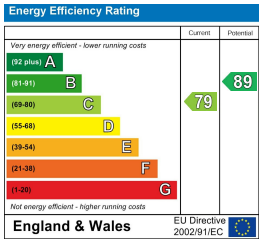
Floor Plan



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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