



# Ellis Brooke



59a Bawnmore Road, Rugby, CV22 6JN

**Asking price £600,000**



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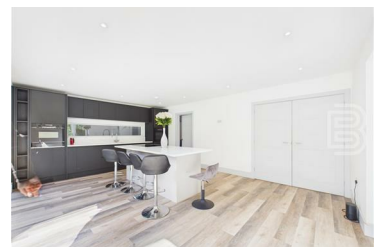


Offered with no onward chain, this newly built family home has spacious living set over three floors. The ground floor features zone-controlled underfloor heating and an open-plan kitchen with bi-fold doors overlooking the garden. The kitchen is finished to a high standard with Quartz worktops, Neff and Bosch appliances and LVT flooring leading to a good-sized utility room. The remaining downstairs accommodation has a lounge with dual aspect windows and French doors to the garden, an additional sitting room and a cloakroom with two storage cupboards.

On the first floor there are three double bedrooms, two with en-suite shower rooms, and a Jack and Jill bathroom with a separate shower for the third bedroom. The second floor is dedicated to the master bedroom with an adjoining shower room. All toilets are wall-hung Geberit and shower screens are Merlin.

Other benefits include; gas central heating to radiators and underfloor heating. off-road parking for several vehicles, a rear garden with a patio and outdoor sockets, and an EV charging point. There is a 10 year warranty and there is no onward chain. Early viewing is recommended to fully appreciate the layout and specification.

- High specification appliances
- EV charging point
- Zone controlled underfloor heating
- Four bathrooms
- No Chain
- Over 2600 SQFT
- 10 year warranty
- Four double bedrooms
- Parking for several vehicles



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