



Ellis Brooke



79 Murray Road

Town Centre, Rugby, CV21 3JP

**Guide price £475,000**



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## Entrance Hall

4'0" x 10'6" (1.22m x 3.21m)

The property is accessed under a covered storm porch and through a front door with a stained glass style window. The entrance hall benefits from exposed wooden flooring throughout, has a useful fitted shoe cupboard and stairs that rise to the first floor. From the entrance hall there are doors and an opening that provide access to all ground floor accommodation.

## Snug/Bedroom 4

12'5" x 15'10" (3.81m x 4.83m)

A cozy room with a bay window with fitted shutters to the front elevation. The room benefits from exposed wooden flooring and a beautiful feature fireplace with tiled hearth. In addition fitted storage has been created.

## Living Room

12'7" x 12'0" (3.84m x 3.68m)

There is a bay window with fitted a shutter style blinds. There is a fitted bench seat with storage beneath the bay window. The room further benefits from a feature of fireplace with tiled heath and log burning stove set within. Bi-folding doors separate the sitting room from the dining room and can be opened to create a larger open plan room. The room benefit benefits from exposed wooden flooring.

## Dining Room

12'4" x 11'8" (3.77m x 3.57m)

The dining room sees a continuation of the exposed wooden flooring found in the living room. This room benefits from a feature fireplace and to the rear elevation there are sliding doors which provide a view over and give access to the garden. From the dining room there is a door giving access to the open plan kitchen family room.

## Kitchen Family Room

16'8" x 22'2" (5.1m x 6.76m)

The spacious kitchen family room is the hub of the home and benefits from a fully tiled floor throughout and large glazed windows and sliding doors that bring the outside inside. The particularly light and airy room has a kitchen that comprises of a range of base level units with a wooden worktop over. There is space for a range style cooker with gas hob and extractor fan over. Further to this there is space for an American style fridge freezer and there is a fitted dishwasher. The room also provides access to a useful under the stairs storage cupboard and the

kitchen benefits from underfloor heating. A doorway gives access to the rear lobby.

## Rear Lobby

3'9" x 3'10" (1.16m x 1.17m)

With doors that give access through to.

## WC

5'4" x 2'9" (1.65m x 0.86m)

With a low level flush WC and pedestal wash hand basin with vanity unit under. The room benefits from tiled flooring throughout a Velux window to the ceiling.

## Utility

4'2" x 12'6" (1.29m x 3.82)

With a range of base and eye level units with a complementary worktop over. The utility benefits from a fully tiled floor throughout and there are sliding patio doors that give access to the garden. There is space and plumbing for a washing machine and tumble dryer.

## 1st Floor Landing

The first floor landing benefits from a window to the rear elevation that provides natural light. Access to the loft is obtained via a loft hatch and in addition there are doors which give access through to the first floor accommodation.

## Bedroom 1

15'10" x 12'0" (4.84m x 3.66m)

A very spacious double bedroom with a bay window and further window to the front elevation that flood the room with natural light. Under the bay window, a bench seat with storage has been created, and the bedroom further benefits from a suite of fitted wardrobes. From the bedroom there is a door which gives access through to the ensuite.

## Ensuite

12'4" x 6'5" (3.77m x 1.96m)

This impressive ensuite comprises a low-level flush WC, wash hand basin with vanity unit under, roll top style bath and shower with rain full style attachment. Within the ensuite the walls are part tiled and the floor is fully tiled. To the side elevation there is a frosted window and there is a wall mounted heated towel rail.

## Bedroom 2

12'5" x 11'11" (3.8m x 3.64m)

A good sized double bedroom that benefits from a bay window

to the front elevation. The bay window benefits from a bench seat with storage beneath.

### Bedroom 3

10'6" x 11'10" (3.22m x 3.62m)

A good sized double bedroom that benefits from a window to the rear elevation. The bedroom further benefits from a fitted cupboard, which houses the properties boiler.

### Bathroom

12'4" x 5'1" (3.78m x 1.56m)

With a suite that comprises a low level flush WC, wash hand basin with vanity unit under and bath with shower over and rainfall style attachment. To the rear elevation there are two frosted windows and there is a wall mounted radiator. There is tiling to the splash back areas.

### Rear Garden

This property benefits from a good sized rear garden with wall boundaries. To the immediate rear of the property is a generous patio area, which is part covered with a pergola. This area provides ample space for outdoor seating, cooking and dining. A paved pathway runs the length of the garden and provides access via a gate to a yard and garage. A large area of the garden has been laid to lawn with flower bed borders that benefit from mature planting throughout. The garden further benefits from a useful summer house.

### Garden Room/External Office

6'9" x 12'8" (2.08m x 3.88m)

Light and power connected. There are two windows that provide natural light and further double opening doors that give access. The garden room is heated via a fitted electric radiator.

### Garage

12'4" x 8'2" (3.78m x 2.5m )

A single garage with light and power connected. It should be noted that the garage doors are not in operation.

### Driveway

The home benefits from a two car driveway, which is accessed from Wells Street. The driveway gives gated access to the rear yard area and also access to the properties garage. It also benefits from an electric car charging point installed. Further on street parking is available via a residence permit scheme.

### Front Garden

To the front of the home there is a private courtyard garden. Access from the public highway is via a gate, there is a paved pathway that provides access to the front door. A combination of wall and hedge boundaries give privacy. Some of the courtyard is laid with slate style chippings.

### Money Laundering Regulations

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## Road Map



## Hybrid Map



## Terrain Map



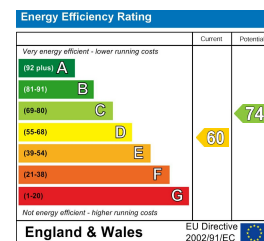
## Floor Plan



## 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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