



# Ellis Brooke



## 4 Spear Thistle Close

Eden Park, Rugby, CV21 1UY

**Guide price £399,950**





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## Hallway

Composite part decoratively glazed front door. Stairs to first floor. Porcelain tiled floor. Door to WC. Door to Lounge. Door to Kitchen/Diner. Double doors into extremely useful Utility cupboard. Radiator.

## Utility Cupboard

Space and plumbing for washing machine and separate dryer space. Wall mounted boiler. Work surface and storage. Porcelain tiled floor.

## Lounge

Double glazed window to the front aspect. Radiator. Porcelain tiled floor.

## Kitchen/Diner

Double glazed window and French Doors out to the patio. Two radiators. Porcelain tiled floor. Range of base and eye level units with work surface over. Tiling to splashbacks. Integrated Fridge, integrated freezer, integrated double oven with hob and extractor. Integrated dishwasher. Inset spotlights. Composite sink/drainage with mixer tap.

## Guest WC

Double glazed window to the front aspect. Porcelain tiled floor. Low flush WC. Wall mounted wash hand basin with mixer tap.

## Landing

Doors off to all 4 bedrooms plus family bathroom. Loft access hatch. Double glazed window.

## Bedroom One

Double glazed window to the rear aspect. Radiator. Fitted wardrobes with sliding doors. Door to En-Suite.

## En-Suite

Double glazed window to the rear aspect. Heated towel rail. Fully enclosed shower cubicle. Extractor. Pedestal wash hand basin. Low flush WC. Porcelain tiled floor. Inset spotlights.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bedroom Four

Double glazed window to the front aspect. Radiator.

## Family Bathroom

Double glazed window to the side aspect. 4 piece bathroom suite to include fully enclosed shower cubicle, panelled bath, low flush WC and wall mounted wash hand basin. Extractor. Heated towel rail. Inset spotlights. Porcelain tiled floor. Shaver point.

## Frontage

Shallow low maintenance frontage with shrub border. Small canopy porch over front door with pathway. Driveway to the side.

### Driveway

Private driveway for 2 vehicles. Gate into rear garden. Leads to detached single garage.

### Garage

Up and over door. Potential light storage in the roofspace.

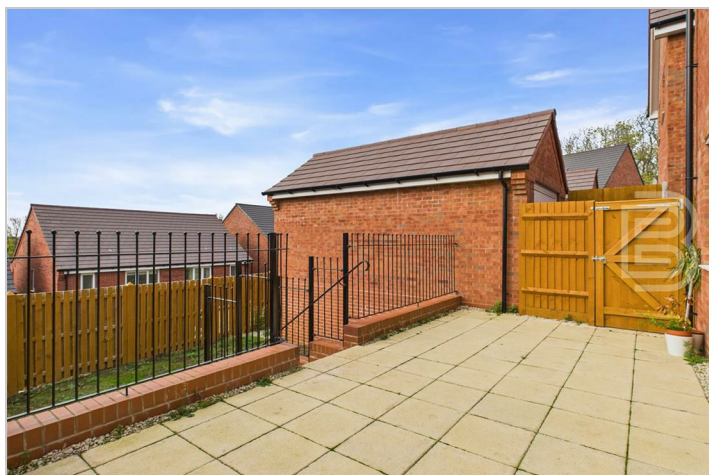
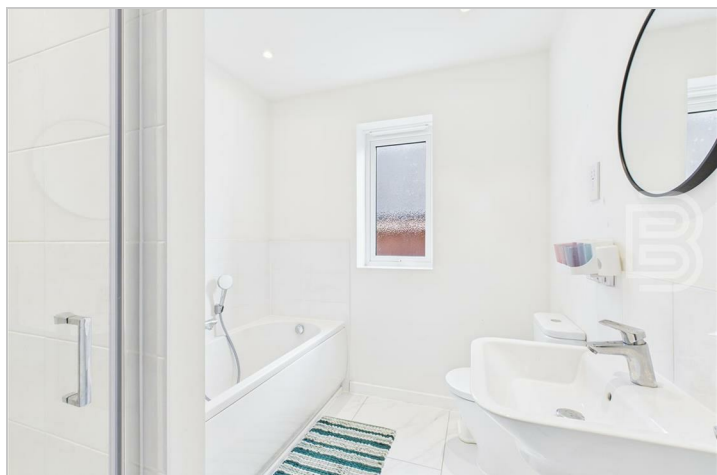
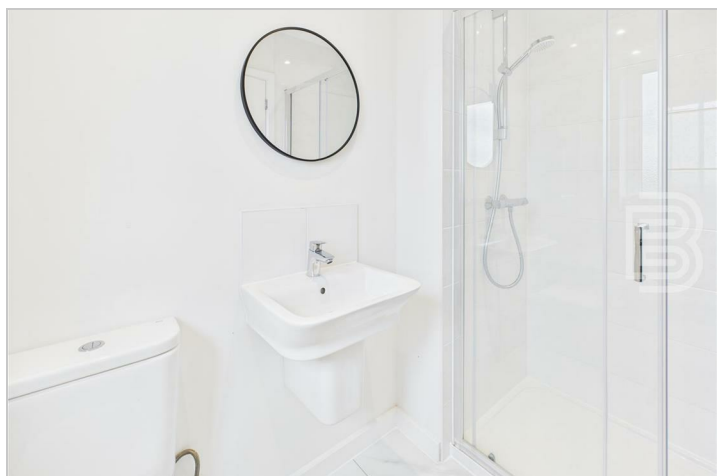
### Rear Garden

Split over two levels with metal fence and steps separating. The initial level is completely laid to slabs as a good size patio area. Gate onto the driveway. The low level is made up of grass and soil (ready to be turfed). Enclosed by a mixture of timber fencing and brick wall (side of garage)

### 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.



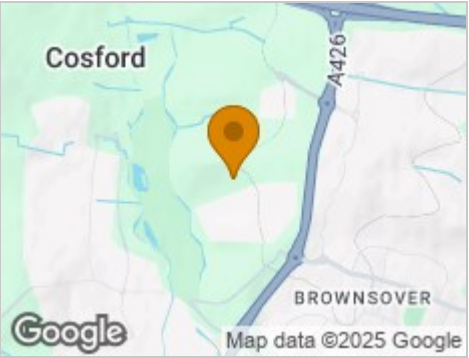
Road Map



Hybrid Map



Terrain Map



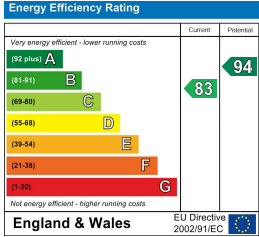
Floor Plan



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



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