Ellis Brooke



7 Longstork Road

Coton Park, Rugby, CV23 0GB

Guide price £425,000

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Entrance Hall
6'2" x 8'4" (1.88m x 2.55m)
Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from wooden flooring and has stairs that rise to the first floor landing. Further to this there are doors which provide access through to.

Living Room
11'8" x 19'10" (3.58m x 6.07m)
This spacious living room benefits from a window to the front elevation and further bay window to the side elevation. The focal point room is the impressive log burning stove. To the rear elevation there are double opening doors which give access to.

Conservatory
8'10" x 10'6" (2.71m x 3.21m)
With windows that benefit from fitted blinds to three elevations and double opening doors to the side elevation, which give access to the garden.

Dining Room
11'11" x 11'3" (3.65m x 3.44m)
With a continuation of the wooden floor found within the entrance hall, the dining room benefits from a window to the front elevation. To the rear elevation of the room there is a door which gives access through to.

Kitchen
18'6" x 8'3" (5.65m x 2.53m)
The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for a range style cooker and in addition there are fitted appliances which include a fridge/freezer, wine chiller and washing machine. Further to this there is space plumbing for a dishwasher. To the rear elevation of the kitchen there is a window and bi-folding doors that give a view over and access to the garden. Further to this, the kitchen provides access to a useful under stairs storage cupboard.

W/C
2'10" x 6'0" (0.87m x 1.83m)
With a low-level flush WC and wash hand basin with vanity unit under. There is a wall mounted heated towel rail.

1st Floor Landing
The first floor landing benefits from a frosted window to the rear elevation that provides natural light. The landing also gives access to the loft via a loft hatch and to the properties airing cupboard. Further to this there are doors giving access through to all first floor accommodation.

Bedroom 1
12'0" x 9'6" (3.66m x 2.92m)
A spacious double bedroom that benefits from fitted wardrobes. To the front elevation there is a window. The bedroom has a door which gives access through to.

Ensuite
8'7" x 3'10" (2.64m x 1.19m)
With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower with rain full style attachment. Within the ensuite, the walls are fully tiled, there is a wall mounted heated tail rail and to the side elevation. There is a frosted window.

Bedroom 2
11'3" x 9'10" (3.44m x 3.02m)
A good sized double bedroom that benefits from a suite of fitted wardrobes. This bedroom further benefits from dual aspect windows found to both the front and side elevations.

Bedroom 3
11'3" x 7'8" (3.44m x 2.34m)
A good sized double bedroom that benefits from a suite of fitted wardrobe. To the rear elevation there is a window that provides a view over the garden.

Bedroom 4
8'7" x 5'10" (2.64m x 1.8m)
A single bedroom with a window to the rear elevation.

Bathroom
6'6" x 6'2" (2m x 1.9m)
With a suite that comprises a low-level flush WC, wash and basin with vanity unit under and P shaped bath with a jet and rainfall attachment shower. Within the bathroom the walls are fully tiled, there is a heated towel rail and to the side elevation a frosted window.

Garden
This impressive and spacious garden wraps around the rear and side elevation of the home. To the immediate rear of the property is a patio area which provides ample space for outdoor seating and alfresco dining. With the remainder of the garden to the rear being laid to lawn and a further patio area to the rear, providing extra seating space. To the side of the home there is are two further patios which provide ample space for outdoor entertaining. Within this area there is a pergola style structure providing a covered area for outdoor cooking and eating. Gated access to the driveway is found to the side.

Front and Parking
To the front of the home there is a block paved driveway which provides off-road parking and also gives access to the properties garage. The property benefits from an EV car charging point to the front of the home. An area of the front garden has been laid with artificial turf and there is a paved pathway providing access to the front door.

Garage
17'4" x 9'3" (5.29m x 2.84m)
With a manual up and over door to the front elevation. The garage benefits from having light and power connected. Further storage is available within the rafters. To the side elevation there is a pedestrian door which gives access to the garden.

Money Laundering Regulations
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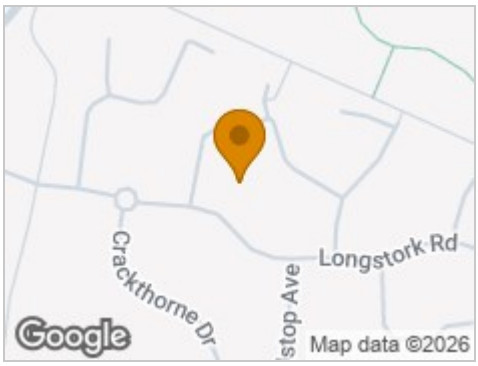








Road Map



Hybrid Map



Terrain Map



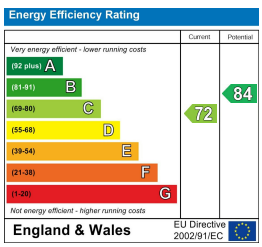
Floor Plan



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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