



Ellis Brooke



1 Brambling Close

Coton Park, Rugby, CV23 0WR

Guide price £575,000



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Hallway

Composite front door. Tiled flooring. Stairs to first floor (with hidden storage). Radiator. Bi-Fold doors into Lounge. Folding door into Kitchen and door to WC. Coving.

Guest WC

Low flush WC. Tiled flooring. Wash hand basin set into vanity unit. Half height tiling. Extractor. Radiator.

Lounge

Double glazed window to the front aspect. Two radiators. Coving. Bi-Fold doors to the garden.

Kitchen/Diner

Double glazed windows to the side and front aspects. Door to the rear garden. Tiled flooring. Radiator. Door to Utility cupboard (space and plumbing for washing machine and dryer). Full range of base and eye level units with work surfaces and splashbacks. Inset one and a half bowl sink. Under cabinet lighting. Kickboard feature lighting. Space for a large fridge/freezer. Integrated dishwasher. Integrated wine chiller. Space for a range style cooker with extractor. Inset spotlights.

First Floor Landing

Double glazed window with fitted shutters to the rear aspect. Stairs to the top floor. Doors off to Living/Family Room (second reception room), Bedroom One and Office Room. Radiator.

Living Room/Family Room

Second reception room located on the first floor. Double glazed windows to the front & side aspects. Double glazed French Doors with Juliet Balcony to the rear aspect. Two radiators. Electric fire with surround. Coving.

Bedroom One

Double glazed window to the front aspect. Radiator. Opens into Dressing Room. Coving.

Dressing Room

Double glazed window to the rear aspect. Two sets of fitted wardrobes. Door to En-Suite. Radiator. Coving.

En-Suite

Double glazed window to the side aspect. Tiled flooring. Enclosed shower cubicle. Low flush WC. Wash hand basin with vanity unit. Extractor. Shaver point. Tiled walls.

Office Room

Double glazed window to the front aspect with fitted shutters. Wood effect flooring. Radiator. Airing cupboard. Coving.

Top Floor Landing

Double glazed window with fitted shutters to the rear aspect. Doors off to four further bedrooms and family bathroom.

Bedroom Two

Double glazed window to the front aspect with fitted shutters. Radiator. Door to En-Suite. Fitted wardrobe. Coving.

En-Suite

Double glazed window to the side aspect with fitted shutters. Enclosed shower cubicle. Heated towel rail. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point.

Bedroom Three

Double glazed windows to the front and side aspects. Radiator. Fitted wardrobe. Coving.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Coving. Fitted wardrobe.

Bedroom Five

Double glazed window to the rear aspect. Radiator. Coving.

Family Bathroom

Double glazed window to the front aspect. Heated towel rail. Extractor. Panelled bath. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Tiled flooring. Inset spotlights.

Front Garden

Lawned fore-garden with rose bushes bisected by a porcelain pathway which also runs across the front of the property leading to the side access gate and also onto the driveway.

Driveway

Block paved driveway providing side-by-side private parking. Leading to garage.

Garage

One side of the garage has been utilised for the studio/office. The other side has a metal up and over door.

Rear Garden

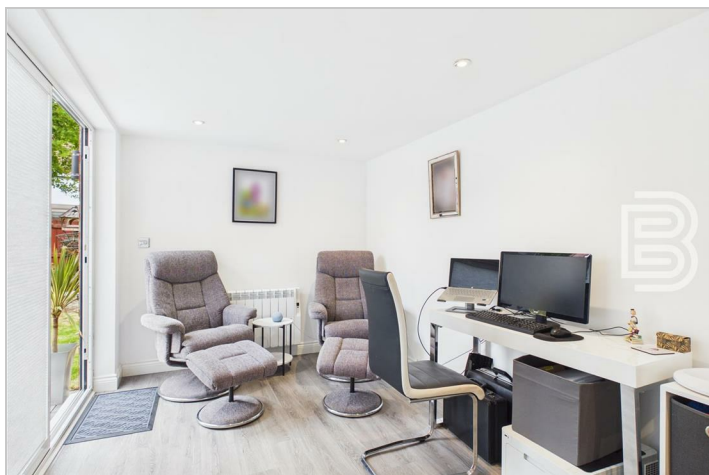
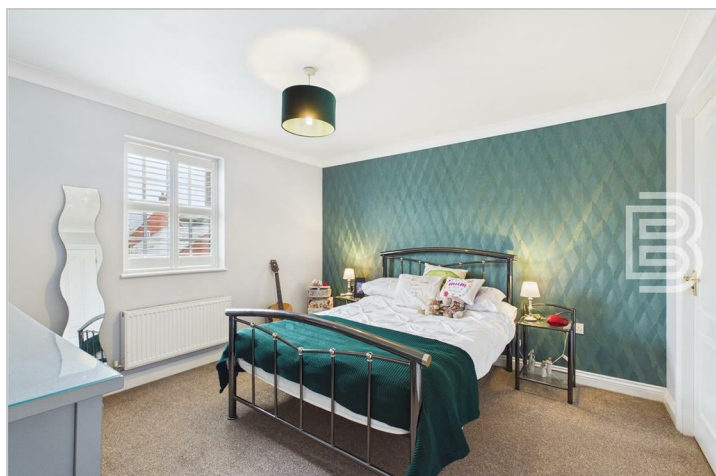
Fully enclosed by timber fencing. Side gated access. Initial full width porcelain patio edged with blockwork. Central lawn area with sizeable sweeping borders. Several shrubs and small trees. Access into the studio/office. Outside lighting.

Studio/Office

Double glazed bi-fold doors across one side. Wood effect flooring. Light and power connected.

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



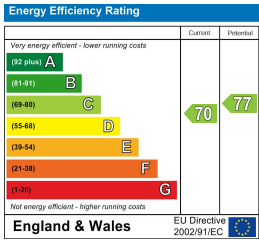
Floor Plan



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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