



Ellis Brooke



35 Durrell Drive

Cawston, Rugby, CV22 7GW

Guide price £325,000



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Entrance Hall

3'5" x 8'10" (1.06m x 2.71m)

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor and doors which give access to the WC and living room.

Living Room

13'9" x 13'8" (4.21m x 4.18m)

A spacious room that benefits from two windows to the front elevation that provide natural light. The room further benefit benefits from access to a useful storage cupboard. To the rear elevation of the room is an opening through to the dining room.

Dining Room

8'8" x 9'2" (2.66m x 2.81m)

With an opening to the living room, the dining room benefits from sliding patio doors to the rear that provide access to the garden. In addition there is a doorway which gives access through to the kitchen.

Kitchen

8'0" x 9'1" (2.44m x 2.79m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the rear elevation there is a window which provides a view over the garden and within the kitchen there is a fitted electric oven with four ring gas hob and extractor fan over. In addition there is space and plumbing for a washing machine, dishwasher and tall fridge freezer.

W/C

2'11" x 4'8" (0.9m x 1.43m)

With a low level flush WC and wash hand basin. Within the WC, the walls are part tiled and to the front elevation is a frosted window.

1st Floor Landing

The first floor landing gives access to the properties airing cupboard along with access to the loft via a loft hatch. There are doors which give access to all first floor accommodation.

Bedroom 1

10'5" x 10'1" (3.19m x 3.08m)

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom benefits from a range of fitted wardrobes and its own ensuite.

Ensuite

7'11" x 2'10" (2.43m x 0.88m)

With a suite that comprises a low level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are part tiled.

Bedroom 2

10'0" x 9'3" (3.05m x 2.82m)

A good sized double bedroom with a window to the front elevation. This bedroom benefits from a useful fitted storage cupboard.

Bedroom 3

7'0" x 8'7" (2.14m x 2.63m)

A single bedroom with a window to the front elevation.

Bathroom

6'6" x 5'8" (1.99m x 1.73m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with mixer shower attachment over. Within the bathroom the walls are part tiled and there is a frosted window to the rear elevation.

Rear Garden

A private and enclosed rear garden. In the main the garden has been laid to lawn with a small patio area to the immediate rear of the property. To the side elevation there is a pathway which provides gated access to the front of the home. To the opposite side there is a doorway which gives access to the garage.

Front Garden and Driveway

There is a tarmac driveway which provides off-road parking for 2/3 vehicles. The remainder of the space to the front has been laid to lawn. The driveway gives access to the garage.

Garage

8'2" x 17'1" (2.51m x 5.22m)

With a manual up and over door to the front elevation. The garage benefits from further storage space available within the rafters and to the rear elevation is a door which gives access to the garden.

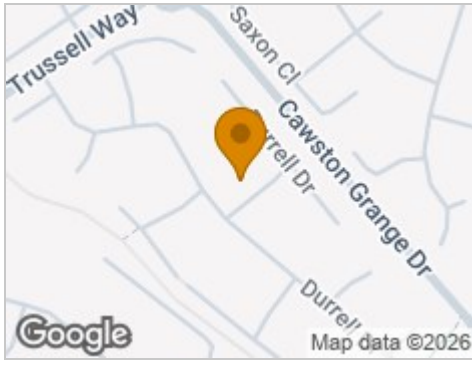
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Road Map



Hybrid Map



Terrain Map



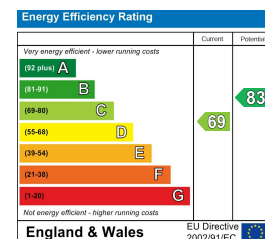
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk