



Ellis Brooke



8 Faraday Way

Close to Town, Rugby, CV21 3WA

Guide price £450,000



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Entrance Hall

6'10" x 7'3" (2.1m x 2.23m)

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful storage cupboard, which provides ample space for cloaks and shoe storage. Further to this there are stairs that rise to the first floor and doors giving access to all ground floor accommodation. The entrance hall further benefit from a fully tiled floor throughout.

Living/Dining Room

11'7" x 19'8" (3.54m x 6m)

A light and airy room that benefits from windows found to both the front and side elevations that flood the room with natural light. The room provides ample space to be used as both a sitting room and dining room.

Kitchen/Dining Room

9'10" x 19'8" (3.01m x 6.01m)

A room that is neatly defined into two separate areas of kitchen and dining with a useful breakfast bar providing a natural definition between the two spaces. The kitchen itself comprises a range of base and eye level units with a quartz worktop over. There are a range of fitted Neff appliances which include a combination oven, electric oven, five ring gas hob with extractor fan over and dishwasher. Further to this there is space for an American style fridge freezer. The room benefits from being fully tiled throughout with a continuation of the tiles found in the entrance hall. There are dual aspect windows to both front and side elevation and double opening doors to the side elevation, giving access to the garden. From the kitchen a door gives access through to.

Utility Room

6'10" x 5'7" (2.09m x 1.71m)

With a range of base and eye level units that have a complementary worktop over. The utility room provides space and plumbing for a washing machine and tumble dryer.

WC

3'8" x 5'9" (1.12m x 1.76m)

With a low-level flush WC and wash hand basin. There is tiling to the splash back area and a tiled floor.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition there is access to the properties airing cupboard. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

10'6" x 10'9" (3.21m x 3.29m)

A good size double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a double fitted wardrobe and an ensuite.

Ensuite

4'8" x 8'7" (1.43m x 2.63m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls and floor are fully tiled, there is a frosted window to the side elevation and a wall mounted heated towel rail.

Bedroom 2

11'9" x 9'4" (3.6m x 2.87m)

A good sized double bedroom benefits from a window to the side elevation.

Bedroom 3

7'11" x 9'11" (2.42m x 3.04m)

A large single/small double bedroom with dual aspect windows found to both the front and side elevations.

Bedroom 4

10'0" x 6'7" (3.07m x 2.03m)

A single bedroom that benefits from a window to the front elevation.

Bathroom

5'5" x 6'7" (1.66m x 2.01m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with rainfall style attachment. Within the bathroom the walls are fully tiled and there is a wall mounted heated towel rail.

Rear Garden

To the side of the home there is a private and enclosed garden. Enclosed by a combination of fencing and walls. To the immediate rear of the property is a patio area which provides more than ample space for outdoor seating and alfresco dining. There is a useful summer house. A further area of the garden has been laid to lawn and to the rear of the garden there is gated access to the rear driveway.

Front and Driveways

The property is situated on the corner of Faraday

Way and Academy Drive. The home benefits from two driveways found to either elevation of the property. The driveway found to the rear is laid to tarmac and provide off-road parking for one vehicle and gives access to the properties garage. A further driveway is founded the adjacent elevation and has been laid with block paving and provides off-road parking for an additional two vehicles. To the front of the property there are two areas which contain some mature planting.

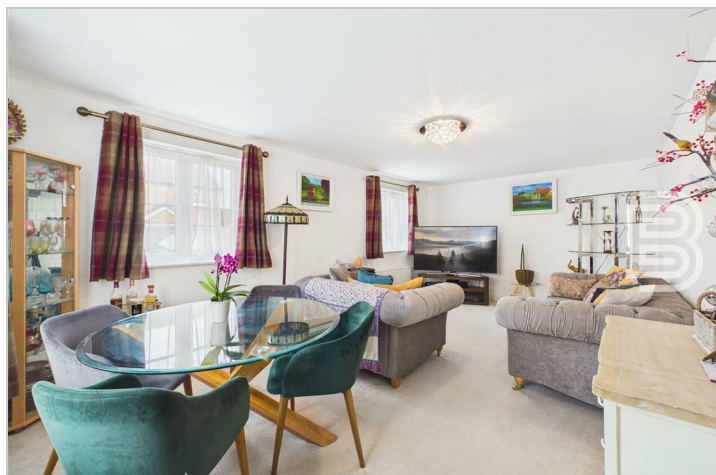
Garage

10'2" x 19'11" (3.11m x 6.09m)

The garage has a manual up and over door to the front elevation and benefits from having 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



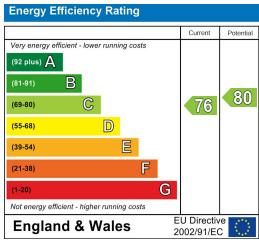
Floor Plan



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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