Ellis Brooke

# 20 Norman Road

Newbold, Rugby, CV21 1DL

**Guide price £230,000**

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### Entrance Hall

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. The entrance hall gives access to three useful storage cupboards which provide ample space for cloaks and shoe storage. There are stairs that rise to the first floor and doors giving access through to.

### Living Room

10'5" x 13'8" (3.2m x 4.17m)

With a window to the rear elevation providing a view over the garden. The living room further benefits from fitted storage to either side of the chimney breast.

### Kitchen Dining Room

19'3" x 10'2" (5.87m x 3.12m)

A spacious room that has been neatly defined into two areas of both kitchen and living with a breakfast bar separating the two areas. The kitchen itself comprises a range of base and eye level units with a worktop over. Within the kitchen there is a fitted electric oven with 4 ring electric hob and extractor fan over. Further to this there is space for a fridge/freezer. The room benefits from dual aspect windows to both the front and rear elevations and further to this there is a door giving access through to.

### Utility

4'11" x 10'9" (1.52m x 3.28m)

The utility room has space and plumbing for a washing machine. To the side elevation there is a door giving access to the garden and to the rear elevation a window. The utility room provides access to a useful pantry style cupboard and there is a door giving access through to.

### WC

4'10" x 2'5" (1.49m x 0.76m)

With a low-level flush WC and frosted window to the side elevation.

### 1st Floor Landing

The first floor landing benefits from a window to the front elevation that provides natural light. The landing further benefits from giving access to a useful storage cupboard and access to the loft via a loft hatch. There are doors providing access to all first floor accommodation.

### Bedroom 1

13'6" x 9'9" (4.14m x 2.99m)

A generously sized double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from access to a useful fitted storage cupboard.

### Bedroom 2

11'3" x 10'3" (3.45m x 3.14m)

A good sized double bedroom with a window to the rear elevation providing a view over the rear garden. This bedroom further benefits from a fitted storage cupboard.

## Bedroom 3
9'4" x 5'8" (2.87m x 1.74m)
A spacious single bedroom that benefits from a window to the rear elevation. This bedroom further benefits from a fitted wardrobe.

## Bathroom
5'6" x 10'4" (1.68m x 3.16m)
With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. Within the bathroom there is a wall mounted radiator and to the front elevation a frosted window.

## Rear Garden
This large, private and enclosed rear garden has been mainly laid to lawn. To the immediate rear of the property is a covered pergola area and patio, which provides ample space for outdoor seating and alfresco dining. A paved pathway runs the length of the garden and there are two useful storage sheds. The garden is enclosed by fencing to all elevations and benefits from a range of mature planting dispersed throughout.

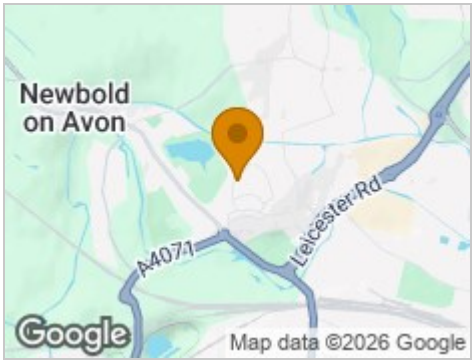
## Front and Driveway
To the front of the property there is a blocked paved driveway which provides ample off-road parking for three vehicles. The property is accessed under a covered storm porch.

## 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

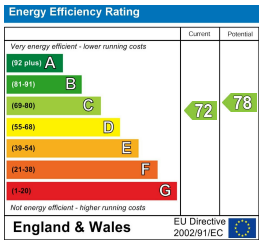



## Floor Plan

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