



# Ellis Brooke



## 5 Spruce Close

Eden Park, Rugby, CV21 1UP

**Guide price £365,000**



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## Hallway

Composite front door with central glazed panel. Amtico flooring. Stairs to first floor. Door to WC. Door to Kitchen/Diner. Double doors to Lounge. Storage cupboard with light. Radiator.

## Guest WC

Amtico flooring. Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

## Lounge

Dual aspect room with French doors to the patio and garden plus a square walk-in bay window. Amtico flooring. Two radiators.

## Kitchen/Diner

Dual aspect with a window to the front and a square bay. Amtico flooring. Radiator. Full range of base and eye level units with stylish work surface over. One and half bowl inset stainless steel sink/drainage with directional mixer tap. Integrated oven with gas hob and extractor. Under cabinet lighting. Integrated fridge and freezer. Integrated dishwasher and washing machine.

## Landing

Doors off to 3 bedrooms plus bathroom. Loft access hatch. Double glazed window to the rear aspect. Airing cupboard.

## Bedroom One

Double glazed window to the garden. Door to En-Suite. Radiator. Built in wardrobe.

## En-Suite

Double glazed window. Amtico flooring. Extractor. Shaver point. Heated towel rail. Fully tiled double shower cubicle. Low flush WC. Wash hand basin with storage below. Tiling to splashbacks.

## Bedroom Two

Double glazed window to the front aspect. Radiator. Built in wardrobe.

## Bedroom Three

Double glazed window to the side aspect. Radiator.

## Family Bathroom

Double glazed window to the front aspect. Amtico flooring. Extractor. Shaver point. Heated towel rail. Panelled bath with shower over. Low flush WC. Wash hand basin with storage below.

## Frontage

Shallow lawned frontage with shrub and plant border plus paving leading to front door and canopy porch.

## Rear Garden

Enclosed to two sides by brick wall and to one side by timber fence. Access gate onto the Driveway. Initial full width patio with pathway leading to rear gate. Several shrubs. Mainly laid to lawn.

## Driveway & Garage

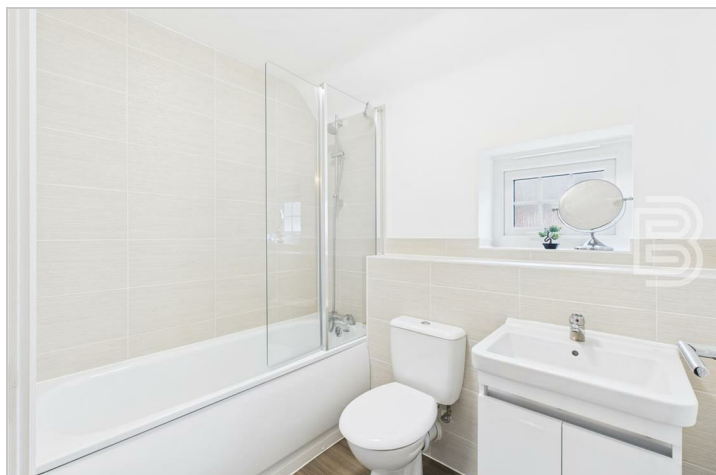
Driveway for at least 2 cars which leads to a



Detached Garage which has light and power connected with an up and over door.

### 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.



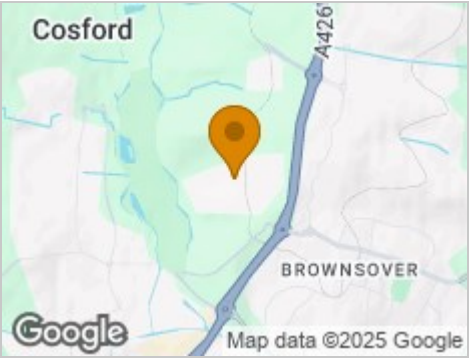
Road Map



Hybrid Map



Terrain Map



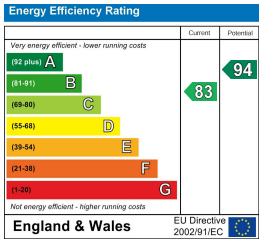
Floor Plan



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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