



Ellis Brooke



20 Brackendale Drive

Barby, Rugby, CV23 8TJ

Offers in excess of £325,000



20 Brackendale Drive

Barby, Rugby, CV23 8TJ

Offers in excess of £325,000



Hallway

Double glazed front door. Engineered real wood flooring. Radiator. Doors off to Lounge/Diner, Kitchen, Two Bedrooms and Shower Room. Loft access hatch with pull-down ladder.

Lounge/Diner

Full height double glazed windows (with French Doors) to the rear aspect. Radiator. Airing cupboard. Engineered real wood flooring. Chimney breast with recess. Corner desk work space area.

Kitchen

Impressive full height double glazing to the rear aspect. Door to Utility. Engineered real wood flooring. Inset spotlights. Substantial range of base and eye level units with work surfaces over. Under cabinet lighting and kickboard lighting. Ceramic sink/drain. Integrated double oven plus microwave and coffee maker. Induction hob. Space and plumbing for dishwasher. Integrated fridge and freezer. Breakfast bar area. Radiator.

Utility

Double glazed doors to the front aspect and onto the garden. Door to WC. Radiator. Space and plumbing for washing machine and space for a dryer. Inset spotlights.

WC

Double glazed window to the rear. Low flush WC. Wall mounted wash hand basin.

Bedroom One

Double glazed window to the front aspect. Radiator. Bank of fitted wardrobes.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Shower Room

Double glazed window to the side aspect. Enclosed shower cubicle. Heated towel rail. WC and wash hand basin set into vanity unit. Tiling to splashbacks.

Driveway

Block paved. Space for 3 cars. Block paving continues alongside the property leading to front door and Utility door.

Rear Garden

Set over two levels. First section is enclosed by railings with 3 steps down to secondary section. Main garden section has two areas of artificial grass bisected with block paved pathway. Enclosed by timber fencing. Good size timber workshop. Additional timber garden storage area. Further patio/hard-standing at the end of the garden. Oil tank. Outside power sockets and outside tap.

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.



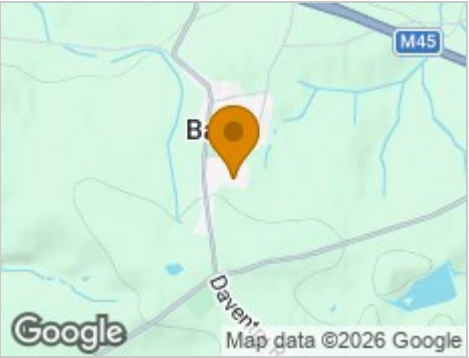
Road Map



Hybrid Map



Terrain Map



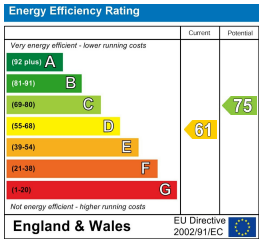
Floor Plan



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 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