Ellis Brooke

7 Parsons Close

, Rugby, CV21 1FJ

Offers in excess of £315,000

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Entrance Hall
3'8" x 10'3" (1.12m x 3.14m)
The property is accessed under a covered storm porch and through a composite front door. The Entrance Hall benefits from a tiled floor throughout, there are stairs that rise to the first floor and doors that give access to all ground floor accommodation.

Living/Dining Room
14'6" x 15'7" (4.43m x 4.77m)
A very spacious room that provides ample space to be used as both the living room and dining room. With a tasteful wooden floor throughout and double opening doors to the rear elevation that flood the room with natural light and give access to the garden beyond. There is an opening with sliding doors which gives access to the kitchen and creates a semi-open plan ground floor living space. The living room provides access to a useful under stairs storage cupboard.

Kitchen
7'1" x 13'4" (2.16m x 4.07m)
The kitchen itself comprise a range of base and eye level units with a complementary worktop over. The kitchen benefits from a fully tiled floor throughout with a tiled splash back area. There are a range of fitted appliances which include a fridge freezer, dishwasher and electric oven and grill and four ring gas hob with extractor fan over. To the front elevation there is a window, to the rear of the room there is an opening with sliding door doors which gives access to the living space.

W/C
3'2" x 6'5" (0.99m x 1.96m)
Comprising a low-level flush WC and wash hand basin. The floor is tiled throughout and to the front elevation there is a frosted window.

1st Floor Landing
The first floor landing gives access to the loft via a loft hatch and in addition access to the properties airing cupboard. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1
11'1" x 11'3" (3.39m x 3.43m)
A spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a fitted cupboard and ensuite to which a door gives access to.

Ensuite
5'6" x 6'2" (1.68m x 1.89m)
With a suite that comprises a push plate WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash areas and a fully tiled floor. To the front elevation there is a frosted window.

Bedroom 2
7'1" x 12'2" (2.16m x 3.73m)
A double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a wardrobe.

Bedroom 3
7'1" x 8'7" (2.16m x 2.64m)
A well proportioned single bedroom that benefits from a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted wardrobe.

Bathroom
7'0" x 5'6" (2.15m x 1.69m)
With a suite that comprises a push plate WC, wash, hand basin and paneled bath with mixer shower above. There is tiling to all splash back areas and a wall mounted radiator.

Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by a combination of fencing and walls to all elevations. To the immediate rear of the home is a patio area under a covered pergola which provides ample space for outdoor seating and alfresco dining. From here there is a pathway laid with gravel stone and paving stones which give access to the garage and runs the length of the garden to a further raised area providing additional seating space. The remainder of the garden has been laid to lawn and there is some mature planting dispersed throughout.

Driveway

To the side of the home there is a driveway which provides off-road parking for two vehicles in tandem. The driveway gives access to the garage.

Garage

9'10" x 20'1" (3.02m x 6.14m)

The garage benefits from a manual up and over door to the front elevation. To the side elevation there are double opening doors which give pedestrian access to the garden. To the rear elevation there is a further window providing natural light. Additional storage is available within the loft of the garage.

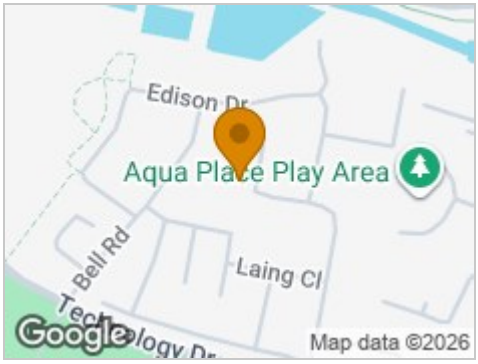
Front

To the front of the home there is an area of garden, which is bordered with wrought iron style railings. From the public highway there is a pathway which gives access to the front door. The remainder of the front garden has been laid with a gravel style stone.

Money Laundering Regulations

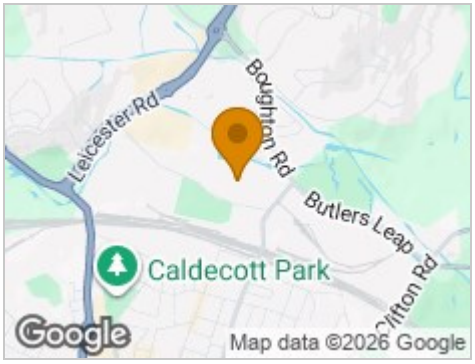
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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

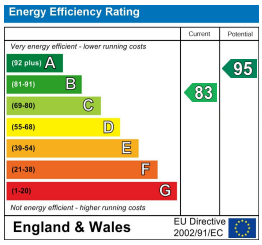


Floor Plan

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