Ellis Brooke

26 Vermilion Way

Ashlawn Gardens, Rugby, CV22 5FS

Offers in excess of £700,000

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Entrance Hall
9'11" x 13'0" (3.04m x 3.98m)
Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and doors that give access through to the ground floor accommodation. Further to this there is access to a useful under stairs storage cupboard, providing ample space for cloaks and shoe storage.

Living Room
12'2" x 16'4" (3.73m x 4.99m)
A room that benefits from two windows to the front elevation. To the rear of the room there is a doorway which gives access through to.

Dining Room
10'0" x 10'5" (3.07m x 3.19m)
A room that benefits from double opening doors to the rear elevation that give access to the garden. To the side elevation of the room there is a door which gives access through to the kitchen.

Study
7'5" x 9'5" (2.27m x 2.89m)
A room that benefits from a window to the front elevation.

Kitchen Family Room
19'11" x 11'5" (6.09m x 3.48m)
The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include an electric oven and combination oven, five ring gas hob with extractor fan over, dishwasher and fridge freezer. To the rear elevation of the room there is a window and double opening doors that give a view over and access to the garden. A door gives access through to.

Utility Room
6'0" x 5'5" (1.83m x 1.66m)
With a base and eye level unit that has a complementary worktop over. There is space and plumbing for a washer/dryer. To the side elevation there is a door which gives access to the driveway.

WC
2'11" x 5'4" (0.89m x 1.65m)
With a low level flush WC and wash hand basin. There is tiling to the splash back area.

1st Floor Landing
The first floor landing gives access to the properties airing cupboard. There is a window to the front elevation. There are stairs that rise to the second floor and doors which give access through to all first floor accommodation.

Bedroom 1
12'4" x 16'4" (3.76m x 5m)
A very spacious double bedroom that benefits from dual aspect windows found to both the front and rear elevations. This bedroom benefits from a suite of fitted wardrobes along with its own ensuite.

Ensuite
6'5" x 10'3" (1.96m x 3.13m)
With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. Within the ensuite there is tiling to all splash back areas, a wall mounted radiator and a frosted window to the rear elevation.

Bedroom 2
10'4" x 15'4" (3.15m x 4.69m)
A good sized double bedroom that benefits from two windows to the rear elevation that provide a view over the garden.

Bedroom 3
11'4" x 11'5" (3.46m x 3.48m)
A double bedroom with two window windows to the front elevation. This bedroom further benefits from a fitted wardrobe.

Bathroom
6'5" x 10'3" (1.96m x 3.13m)
With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. Within the bathroom there is tiling to all splash back areas, a wall mounted radiator and to the rear elevation a frosted window.

2nd Floor Landing
The second floor landing benefits from a Velux window to the front elevation that provides natural light. Further to this there is access to a useful storage cupboard, which has some of the solar panels controls. In addition there are doors which give access to all second floor accommodation

Bedroom 4
10'2" x 18'3" (3.1m x 5.57m)
A spacious double bedroom that benefits from a suite of fitted

wardrobes. To the rear elevation there are two Velux windows and to the front elevation a further window. This bedroom benefits from a connecting door to the bathroom.

Bedroom 5
10'8" x 18'3" (3.26m x 5.58m)
A spacious double bedroom that has two Velux windows to the rear elevation and further window found to the front elevation. Access to the loft can be obtained via a loft hatch.

2nd Floor Bathroom
9'1" x 7'6" (2.78m x 2.29m)
With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. Within the bathroom there is tiling to all splash back areas and to the rear elevation a Velux window.

Rear Garden
To the rear of the home is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear is a small patio area which provides some space for outdoor seating. The remainder of garden has in the main been laid to lawn with a range of planting dispersed throughout. To the side elevation there is gated access to the driveway.

Front
To the front of the property there are two lawn areas with some mature shrubs and planting dispersed throughout. A paved pathway gives access to the front door.

Driveway
To the side of the home is a tarmac driveway which provides off-road parking for 4+ vehicles. The driveway gives access to the properties double garage. There is an additional parking bay owned by the property found to the front of the home. The driveway benefits from an EV charging point.

Double Garage
With two manual up and over doors to the front elevation. The garage benefits from having light and power connected and there is further storage available within the rafters.

Agents Note - Solar Parnels
The home benefits from owned solar panels installed.

Money Laundering Regulations
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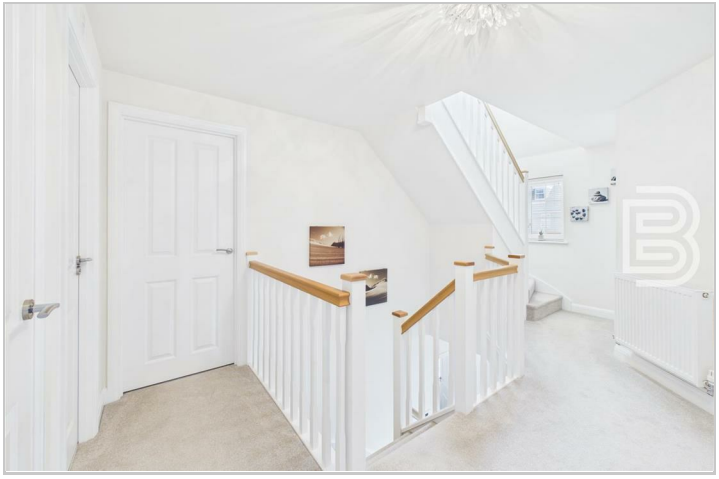


Road Map

Hybrid Map

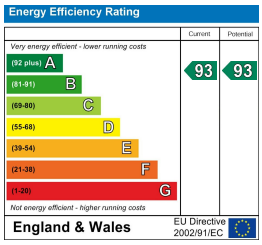
Terrain Map

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