



# Ellis Brooke



## 17 Elder Avenue

Eden Park, Rugby, CV21 1TE

**Offers in excess of £450,000**



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## Hallway

Composite front door with two small glazed panels. Wood effect flooring. Stairs to first floor. Radiator. Doors to Lounge, Office & Kitchen/Diner.

## Lounge

Double glazed square bay window to the front aspect. Double glazed French Doors to the rear aspect. Two radiators.

## Office

Dual aspect room with windows to the front and side aspects (one of which being a square bay). Radiator. Full range of fitted office furniture and shelving.

## Kitchen/Diner

Dual aspect room with double glazed windows to the side and rear. Double glazed French Doors. Two radiators. Door to Utility. Tiled flooring. Full range of base and eye level units with quartz work surfaces. Inset spotlights. Inset stainless steel sink/drainage with mixer tap. Integrated Fridge & Freezer. Integrated Dishwasher. Integrated double oven plus 5 ring gas hob and extractor.

## Utility

Door to Guest WC. Tiled flooring. Base level units with work surface over. Integrated washing machine. Extractor. Radiator.

## Guest WC

Double glazed window to the rear aspect. WC with inset flush control. Tiled floor. Extractor. Pedestal wash hand basin. Half height wall tiling.

## Landing

Doors off to all 4 bedrooms. Door to family bathroom. Radiator. Loft access hatch.

## Bedroom One

Dual aspect room with two double glazed windows. Radiator. Built in wardrobe. Door to En-Suite.

## En-Suite

Double glazed window. Fully tiled double shower cubicle. Heated towel rail. Pedestal wash hand basin. WC with inset flush control. Extractor. Fully tiled walls. Tiled floor. Extractor. Inset spotlights. Shaver point.

## Bedroom Two

Dual aspect room with double glazed windows to two sides. Radiator. Built in wardrobe. Door to second En-Suite.

## En-Suite

Double glazed window to the front aspect. Heated towel rail. Enclosed shower cubicle. WC with inset flush controls. Inset spotlights. Pedestal wash hand basin. Tiled floor. Inset spotlights.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

Tel: 01788 221242

#### Bedroom Four

Double glazed window to the front aspect. Radiator.

#### Family Bathroom

Panelled bath. Fully tiled walls and floor. Heated towel rail. Pedestal wash hand basin. Extractor. Airing cupboard. WC with inset flush controls. Inset spotlights. Extractor.

#### Frontage & Side

Lawned frontage with borders. Canopy porch with paving. Lawned area to the side of the property.

#### Driveway

Leads to garage. Off road parking for at least 2 cars. Gate into rear garden. Shrubs.

#### Garage

Up and over door. Power and light connected. Possible roof area light storage.

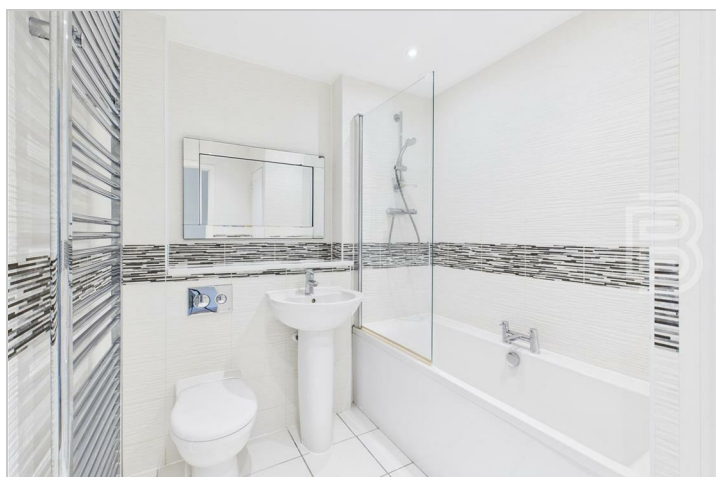
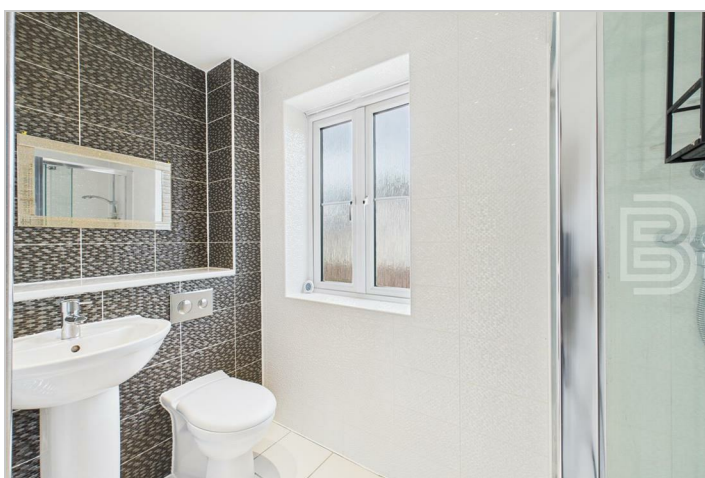
#### Rear Garden

Enclosed primarily by timber fencing. Initial patio

with path leading to side gate. Laid to lawn with additional small lawned area to the side of the property.

#### 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.



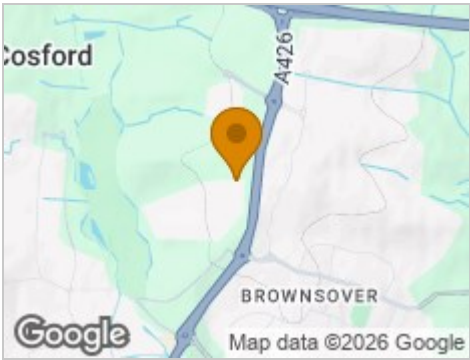
Road Map



Hybrid Map



Terrain Map



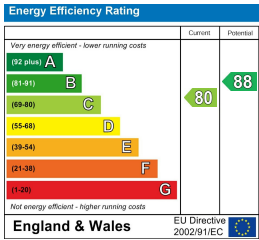
Floor Plan



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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