



Ellis Brooke



73 Onley Park

Willoughby, Rugby, CV23 8AW

Guide price £359,500



73 Onley Park

Willoughby, Rugby, CV23 8AW

Guide price £359,500



Entrance Hall

The property is accessed via a composite front door where you arrive in the entrance hall. The entrance hall has a door which gives access through to the central hallway and in addition a further door giving access to the ground floor WC.

Hallway

The hallway gives access to a useful under storage cupboard, providing space for cloaks and storage. There are stairs that rise to the first floor and doors which give access through to the living room and kitchen.

Living Room

15'10" x 10'10" (4.83m x 3.32m)

A well proportioned room that has a window to the front elevation, framing the view over the green space found within Onley Park. This room further benefits from a feature fireplace with log burning stove set within.

Dining Room

10'7" x 9'8" (3.25m x 2.96m)

The dining room can be accessed from both the living room and the kitchen. To the rear elevation there is a door which gives access through to.

Garden Room

10'10" x 12'1" (3.31m x 3.69m)

A light air airy room owing to the dual aspect windows found to the whole of the rear and side elevations. In addition to the side elevation there are double opening doors which give access to the garden.

Kitchen

18'0" x 9'7" (5.51m x 2.94m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Further to

this a central island provides further storage and breakfast bar seating. Within the kitchen there are a range of fitted appliances which include an electric oven, combination grill, four ring electric hob with extra extractor fan over and a fitted under counter fridge and freezer. There is space and plumbing for a washing machine and further under counter fridge. To the rear elevation there are two windows which provide a view over the garden. From the kitchen there are doors which give access to the dining room and garage. The room further benefits from a useful pantry storage cupboard.

WC

With a low-level flush WC and wash hand basin with vanity units under. To the front elevation there is a frosted window and the walls are part tiled.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. Further to this access to the loft is obtained via a loft hatch. The landing gives access to all first floor accommodation.

Bedroom 1

12'10" x 10'10" (3.92m x 3.31m)

A double bedroom that benefits from a window to the front elevation that provides a view over the green spaces within Onley Park.

Bedroom 2

10'7" x 9'8" (3.24m x 2.97m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

Bedroom 3

10'1" x 10'10" (3.09m x 3.32m)

A double bedroom with a window to the front elevation providing a view over the green spaces. This bedroom further benefits from access to an over stairs storage cupboard.

Bedroom 4

9'11" x 6'7" (3.03m x 2.02m)

A single bedroom that benefits from a window to the rear elevation providing a view of the garden

Bathroom

7'8" x 6'8" (2.36m x 2.04m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under, paneled bath and separate shower cubicle. Within the bathroom the walls and floor are fully tiled and to the rear elevation there is a frosted window.

Garden

A good sized, private and enclosed rear garden. Enclosed by fencing to all elevations. To the immediate rear of the home is a patio area which provides ample space for alfresco dining and outdoor seating. The remainder of the garden has in the main been laid to lawn with a range of mature shrubs, hedges, and planting dispersed throughout. Gated access to the driveway can be obtained to the side of the property.

Front and Driveway

To the front of the property there is a driveway which provides off-road parking for 2/3 vehicles. The driveway is laid with a combination of gravel stone

and block paving. The driveway provides access to the properties double garage.

Garage

17'4" x 17'0" (5.3m x 5.19m)

A double garage that has a roller shutter door to the front elevation. To the rear there is a window and double opening doors which provide a view over and give access to the garden. There is an internal door to the home.

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



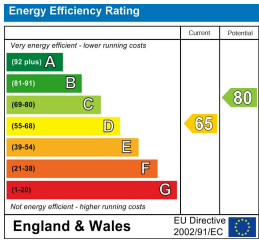
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk