



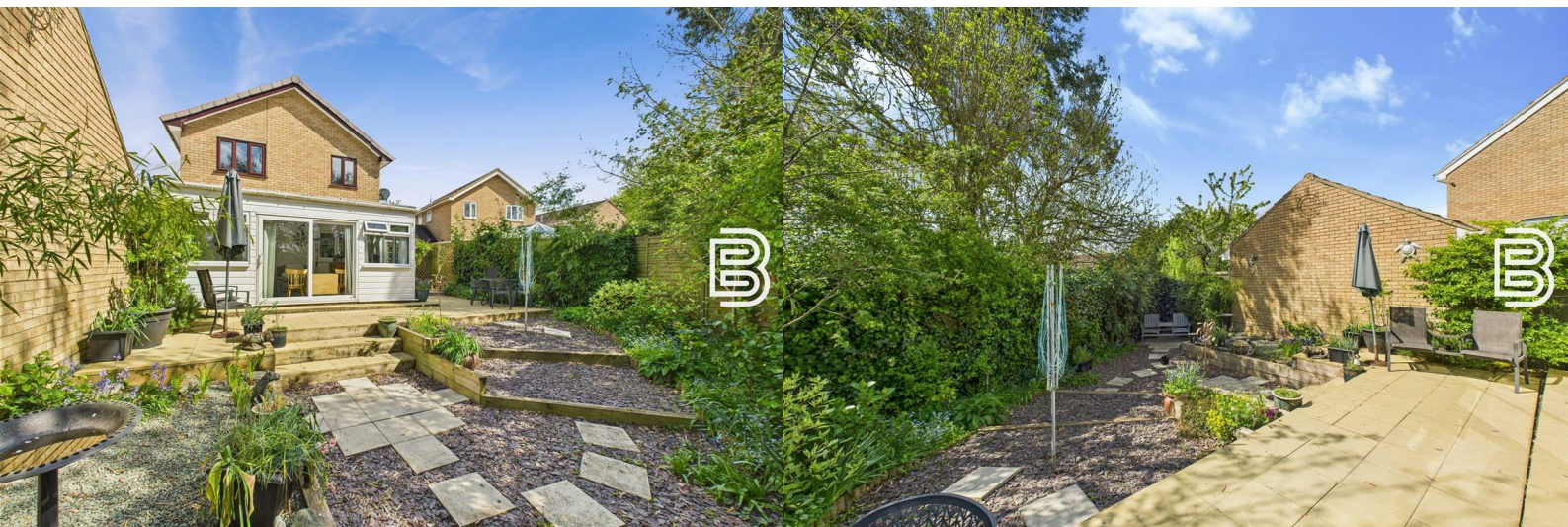
Ellis Brooke



10 Peat Close

, Rugby, CV22 6SA

Guide price £320,000



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Entrance Hall

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor, further to this there are doors that provide access through to the Kitchen, Living Room and WC.

Living Room

16'0" x 11'10" (4.88m x 3.61m)

A spacious room that benefits from a window to the front elevation, providing a view over the front garden. The living room further benefits from a feature fireplace with an electric fire set within. To the rear elevation of the room are double opening doors which give access to the Dining Room.

Dining Room

12'11" x 9'7" (3.94m x 2.94m)

This room can be accessed from either the Living Room or Kitchen. There is ample space for a dining table and to the rear elevation there are double opening doors which give access to the Conservatory.

Kitchen

15'4" x 8'3" (4.68m x 2.52m)

The kitchen comprises of a range base and eye level units with a granite worktop over. There is a fitted electric oven and grill along with a four ring gas hob with extractor fan over. In addition there is space and plumbing for a dishwasher and American style fridge freezer. To the rear elevation there is a window and the side elevation a door giving access to the garden.

Conservatory

9'4" x 18'6" (2.85m x 5.66m)

With sliding patio doors found the rear and side

elevations that give access to the garden. The room offers wonderful views over the garden and benefits from having plumbing available for a washing machine.

WC

With a low-level flush WC and wash hand basin. To the side elevation there is a frosted window and the room provides ample space for cloaks and shoe storage.

1st Floor Landing

With a window to the side elevation providing the area with natural light. The first floor landing gives access to the airing cupboard and loft via a loft hatch. In addition there are doors giving access to all first floor accommodation.

Bedroom 1

15'8" x 8'9" (4.79m x 2.68m)

A good sized double bedroom with a window to the front elevation.

Bedroom 2

12'11" x 8'9" (3.95m x 2.68m)

A double bedroom with a window to the rear elevation, giving a view over the garden.

Bedroom 3

7'7" x 9'1" (2.33m x 2.79m)

A double bedroom with a window to the rear elevation, giving a view over the garden.

Bedroom 4

10'5" x 9'2" (some restricted space) (3.2m x 2.8m (some restricted space))

A generously sized single bedroom with a window to the front elevation.

Bathroom

With a suite that comprises of a low level flush WC, wash hand basin with vanity unit under and large shower cubicle. Within the bathroom the walls are fully tiled, there is a heated towel rail and to the side elevation there is a frosted window.

Rear Garden

A beautiful landscaped garden that benefits from a patio to rear and side elevations which provide ample space for alfresco dining. Steps lead down to a further area of garden which in the main is laid with slate chippings. A further patio and paved pathway lead to a peaceful corner to retreat to. The garden is dispersed with mature planting and to the side of the home is summer house.

Front Garden and Parking

To the front of the home there is a good sized block paved driveway which provides ample off-road parking for several vehicles. The driveway also gives access to the properties single garage. The remainder of the front garden is dispersed with a range of mature shrubs and planting. To the side of the home is a pedestrian gate gives access to the rear garden.

Garage

17'3" x 8'4" (5.26m x 2.55m)

With a manual up and over door to the front elevation and light and power connected. Further storage is available within the rafters.

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.



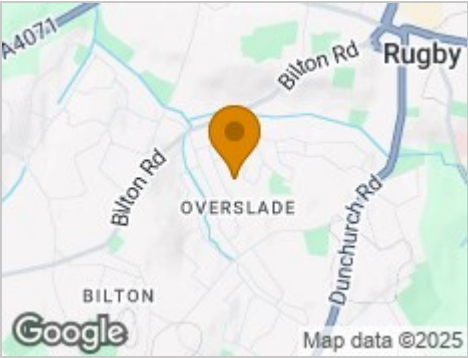
Road Map



Hybrid Map



Terrain Map



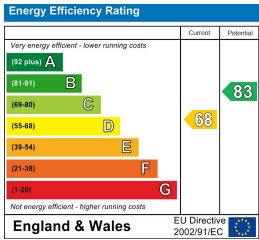
Floor Plan



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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