



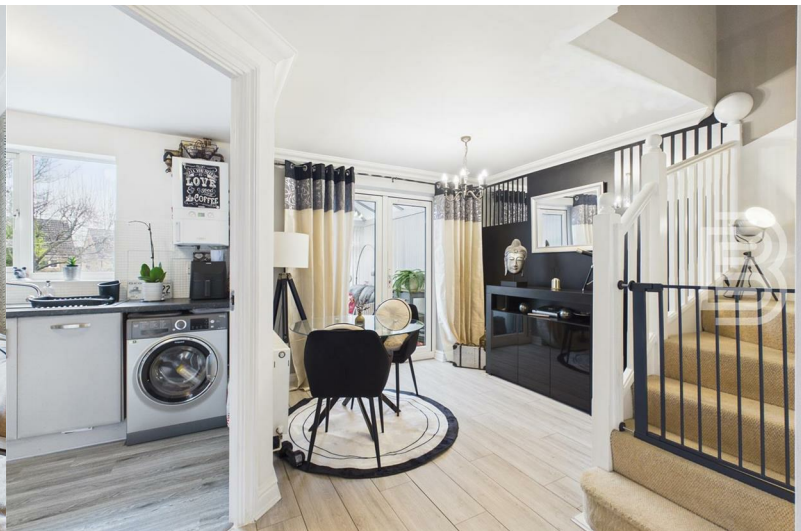
Ellis Brooke



7 Devonshire Close

Cawston, Rugby, CV22 7EE

Offers in excess of £300,000



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Porch

Wooden part glazed front door. Internal door to Lounge.

Lounge

Double glazed window to the front aspect. Two radiators. Wood effect flooring. Opens through to Dining Room. Coving.

Dining Room

Double glazed French doors to the Conservatory. Wood effect flooring. Radiator. Stairs to first floor. Door to Kitchen. Door to Guest WC. Coving.

Kitchen

Double glazed window to the rear aspect. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drainers with mixer tap. Space and plumbing for washing machine. Integrated cooker with gas hob and extractor over. Integrated fridge. Wall mounted boiler. Radiator.

Guest WC

Double glazed window to the side aspect. Radiator. Wood effect flooring. Wall mounted wash hand basin. Low flush WC.

Conservatory

Traditional dwarf wall and uPVC construction. Wood effect flooring. Doors to patio.

Landing

Doors off to all 3 bedrooms and bathroom. Airing cupboard. Loft access hatch. Radiator.

Bedroom One

Double glazed window to the front aspect. Radiator. Two fitted wardrobes. Door to En-Suite.

En-Suite

Double glazed window to the front aspect. Radiator. Low flush WC. Enclosed shower cubicle. Extractor. Pedestal wash hand basin. Half height tiling.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Radiator. Panelled bath. Low flush WC. Pedestal wash hand basin. Shaver point. Extractor. Half height tiling.

Frontage

Lawned fore-garden (70/30 split with neighbour) with tree and shrub border. Additional grass area directly across from the house. Block paved Driveway for 1 car currently (could accommodate 2 cars 'side-by-side' with about 2 feet of the front lawn utilised). Side gate for garden access.

Garage

Metal up and over door. Power and light connected.

Tel: 01788 221242

Garden

Enclosed by timber fencing primarily. Side access gate. Initial slabbed patio leading to central lawned area flanked by wooden sleepers. Space for small shed in the corner. Additional sunken paved seating area in the other corner.

Money Laundering Regulations

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