



# Ellis Brooke



## 52 Champion Way

Boughton Vale, Rugby, CV23 0UR

**Guide price £310,000**





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### Entrance Hall

Accessed through a composite front door, the entrance door has stairs that rise to the first floor landing and doors which give access through to the living room and ground floor WC. The entrance hall enjoys a Karndean floor laid to a herringbone pattern.

### Living Room

16'4" x 14'2" (4.99m x 4.32m)

A spacious living room that benefits from a window to the front elevation, giving a view over the front garden and driveway. The room sees a continuation of the Karndean flooring laid in a herringbone pattern. To the rear elevation of the room there are double opening doors which give access through to.

### Kitchen Diner

9'8" x 17'6" (2.97m x 5.35m)

A good sized room occupying the whole rear elevation of the property. The room benefits from a continuation of the Karndean floor laid to a herringbone pattern. To the rear elevation there is a window and double opening doors which give a view over and access to the garden. In addition, the kitchen gives access to a useful under the stairs storage cupboard and to the side elevation there is a door giving access to the garage.

The kitchen itself comprises of a range of base and eye level units with a complementary work top over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. In addition, there is a fitted dishwasher and fridge.

The room is neatly defined into two areas, comprising a kitchen and dining space which are neatly divided by breakfast bar style worktop.

### WC

4'6" x 2'5" (1.39m x 0.74m)

With a low level flush WC and wash hand basin. There is tiling to all splash back areas and to the front elevation a circular frosted window.

### 1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation that provides natural light, and in addition there is access to a useful storage cupboard. Further to this there are doors which provide access through to all first floor accommodation. Access to the loft is gained via the loft hatch.

### Bedroom 1

11'11" x 10'4" (3.65m x 3.17m)

A generously size double bedroom with a window to the front elevation. This bedroom further benefits from its own ensuite.

### Ensuite

5'2" x 7'4" (1.58m x 2.26m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit and shower cubicle with rainfall style attachment. Within the ensuite the walls are part tiled and to the side elevation there is a frosted window.

### Bedroom 2

9'9" x 10'4" (2.98m x 3.15m)

A good size double bedroom with a window to the rear elevation, providing a view over the garden.

### Bedroom 3

7'7" x 7'2" (2.32m x 2.2m)

A good sized single bedroom with a window to the front television.

### Bathroom

5'8" x 6'11" (1.75m x 2.12m)

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

### Rear Garden

To the rear of the home, there is a private and enclosed garden. To the immediate rear there is a patio which provides space for alfresco dining. From the patio there are steps that rise to the remainder of the garden, which in the main has been laid to lawn. There are raised sleeper style beds with a range of planting dispersed throughout. To the side of home there is a paved pathway where there is gated access to the driveway.

### Driveway and Front Garden

This property benefits from a driveway which provides off-road parking for three vehicles. In the main the driveway has been laid with block paving and there is an additional area of lawn with some mature planting dispersed throughout.

### Garage

17'2" x 9'4" (5.24m x 2.87m)

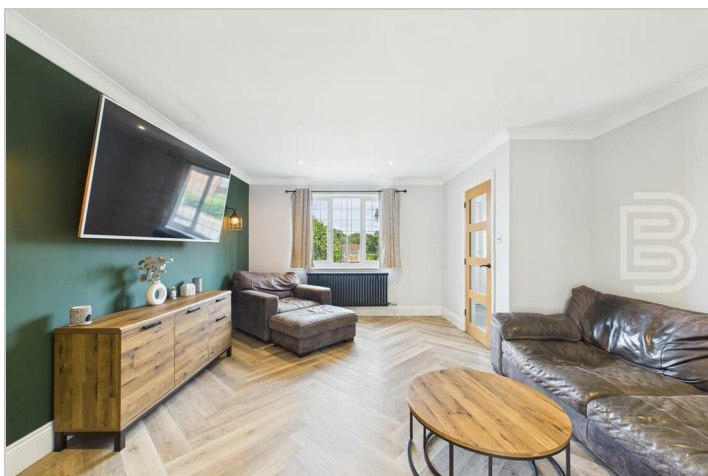
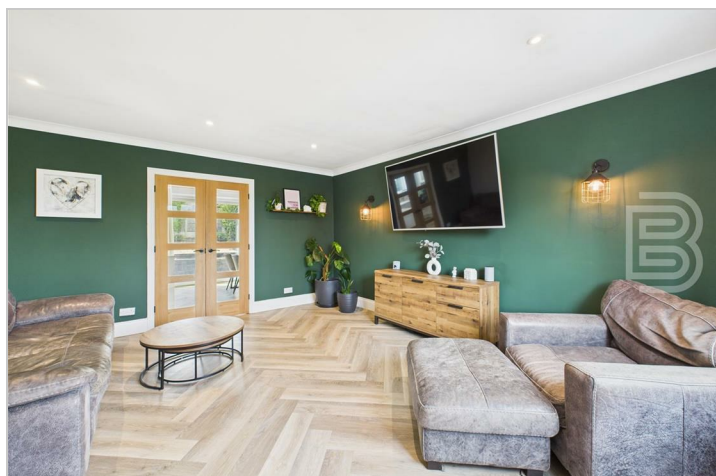
Accessed from the driveway, the garage benefits from a manual up and over door to the front elevation and pedestrian door to the rear elevation giving access to the garden. Within the garage additional storage is available within the rafters, there is a wall mounted boiler and there is space and plumbing for a washing machine and tumble dryer.

### 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.

### Agents Note

Please note that the vendor of this property has a connected interest to Ellis Brooke.





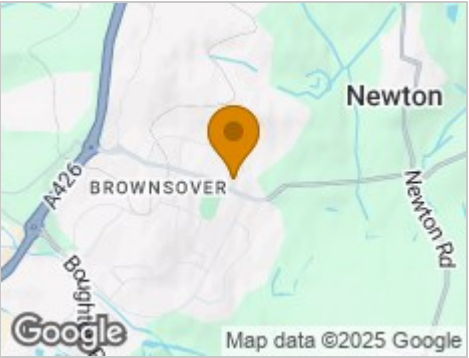
Road Map



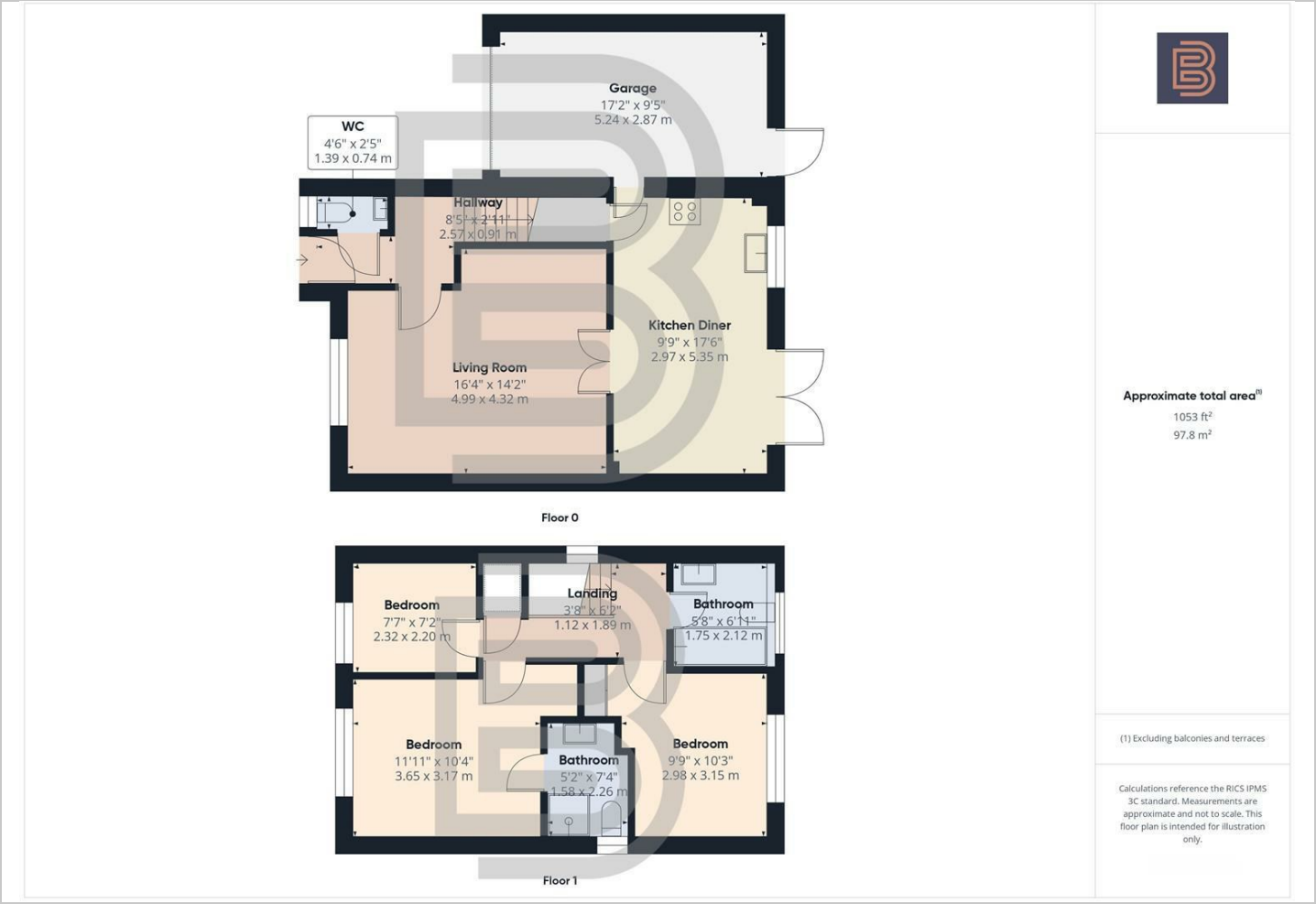
Hybrid Map



Terrain Map



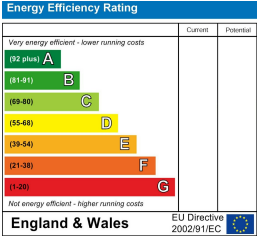
Floor Plan



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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