



# Ellis Brooke



## 23 Blyth Close

Cawston, Rugby, CV22 7GY

**Guide price £490,000**



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## Hallway

Part double glazed front door. Wood flooring. Stairs to first floor. Radiator. Door to WC, door to Kitchen/Diner and door to Lounge.

## Guest WC

Low flush WC. Wall mounted wash hand basin with tiling to splashback. Extractor. Radiator.

## Lounge

Double glazed window to the front aspect. Two radiators. Double glazed French Doors into Conservatory. Wood flooring. Coving.

## Conservatory

Dwarf walls to two sides with uPVC double glazed construction to include tinted glass roof. Double doors out to rear garden. Tiled floor.

## Kitchen/Diner

Double glazed windows to the front and rear aspects. Door into Utility Room. Radiator. Tiled flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Under cabinet lighting. One and a half bowl stainless steel sink/drainers with mixer tap. Integrated fridge, freezer and dishwasher. Integrated double oven plus microwave. Integrated gas hob with extractor over. Inset spotlights. Additional double glazed window to the side aspect.

## Utility Room

Double glazed door to the rear garden. Tiled floor. Space and plumbing for washing machine plus one further appliance. Wall mounted boiler. Base level units plus work surface with additional stainless steel sink drainer. Extractor. Radiator.

## Landing

Double glazed window to the rear aspect. Stairs to top floor. Doors off to Three Bedrooms plus Family Bathroom and Airing cupboard. Radiator.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobe. Door to En-Suite.

## En-Suite

Double glazed window to the rear aspect. Heated towel rail. Double shower cubicle. Wash hand basin and WC set into vanity unit. Extractor. Shaver point. Inset spotlights.

## Bedroom Four

Double glazed window to the rear aspect. Radiator.

## Bedroom Five

Double glazed window to the front aspect. Radiator. Fitted wardrobe.

## Family Bathroom

Double glazed window to the front aspect. Panelled bath with shower over and mixer tap. Low flush WC. Wall mounted wash hand basin. Heated towel rail. Extractor. Shaver point. Inset spotlights.

## Top Floor Landing

Double glazed windows to the front and to the rear. Loft access hatch. Two radiators. Doors to Bedroom Two, Bedroom Three and Shower Room.

## Bedroom Two

Double glazed windows to the front and rear aspects. Two radiators.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

### Shower Room

Double glazed window to the rear aspect. Heated towel rail. Shower cubicle. Shaver points. Low flush WC. Pedestal wash hand basin. Inset spotlights. Extractor.

### Front Garden

Enclosed by picket fencing and hedges. Partially lawned with gated pathway leading to canopy porch. Pathway leads along the side to gate (giving access into rear garden). Various pretty flowers and shrubs to include several rose bushes.

### Rear Garden

Larger than average garden. Enclosed by timber fencing with borders to all sides. Pathway leading around the perimeter. Two gates (one to the front garden and one to the parking area). Courtesy door into the garage.

### Garage

Single detached garage. Courtesy door to the garden. Power and light connected.

### Parking

Block paved parking for up to 3 cars with hedges and shrubs along one side. Accessed from the main part of Blyth Close.

### 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.







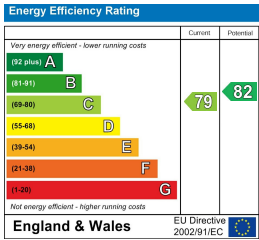
Floor Plan



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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