



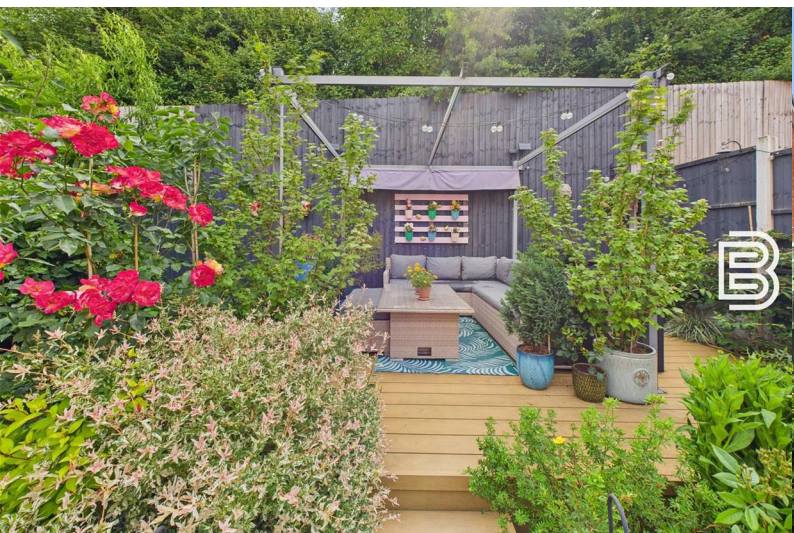
Ellis Brooke



20 Spruce Close

, Rugby, CV21 1UP

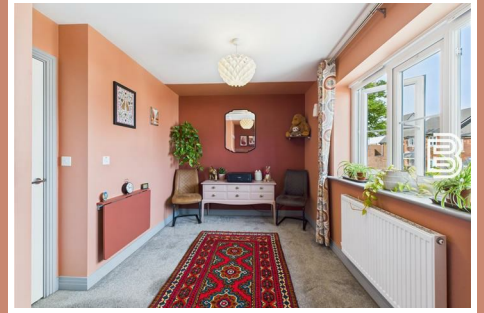
Offers in excess of £250,000



20 Spruce Close

, Rugby, CV21 1UP

Offers in excess of £250,000



Entrance Hall

6'3" x 4'1" (1.92m x 1.25m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has ample space for cloaks and shoe storage and in addition there are doors which give access through to the WC and Kitchen Diner.

Kitchen/Dining Room

12'7" x 10'10" (irregular shape) (3.85m x 3.31m (irregular shape))

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven, four ring gas hob with extract fan over, washing machine, dishwasher and fridge freezer. To the front elevation of the kitchen area there is a window. To the rear elevation of the room there is a door which gives access through to the living room and in addition there are stairs that rise to the first floor.

Living Room

11'7" x 13'8" (3.55m x 4.19m)

A room that is flooded with natural light owing to the windows and double opening doors found to the rear elevation which give access and a view over the wonderful landscaped garden. Within the living room there is a useful storage cupboard.

WC

6'2" x 3'1" (1.89m x 0.94m)

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

1st Floor Landing

The first floor landing has doors which give access through to all first floor accommodation.

Bedroom 1

8'4" x 11'6" (2.56m x 3.52m)

A spacious double bedroom with a window to the rear elevation that provides a view over the garden. The bedroom further benefits from a good sized fitted wardrobe that provides ample space for clothes hanging and storage.

Bedroom 2

8'2" x 13'9" (2.51m x 4.21m)

A good sized double bedroom with a window to the front elevation. This bedroom benefits from a fitted storage cupboard. Access to the loft is obtained via a loft hatch.

Bathroom

7'1" x 6'5" (2.16m x 1.98m)

With a suite that comprises off a low level flush WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, the floor is fully tiled and there is a wall mounted heated towel rail.

Rear Garden

This private and enclosed rear garden has been wonderfully landscaped. To the rear of the garden a raised deck area has been created with covered pergola, providing a peaceful seating area to retreat a way too. To the immediate rear of the home there is a patio which provides further space for alfresco dining. The remainder of the garden is well stocked with a variety of mature shrubs, hedging and plants. Within the garden there is a useful storage shed and a pedestrian gate which gives access to the driveway.

Front Garden

To the front of the home there is a planting area which has been recently landscaped and is well stocked with a variety of shrubs and plants. There is a paved pathway which gives access to the front door.

Parking

To the side of the home, there is a driveway which provides off-road parking for 2 vehicles. In

addition, there is a car charging point installed. The rear of the driveway there is a gate which gives access to the garden.

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



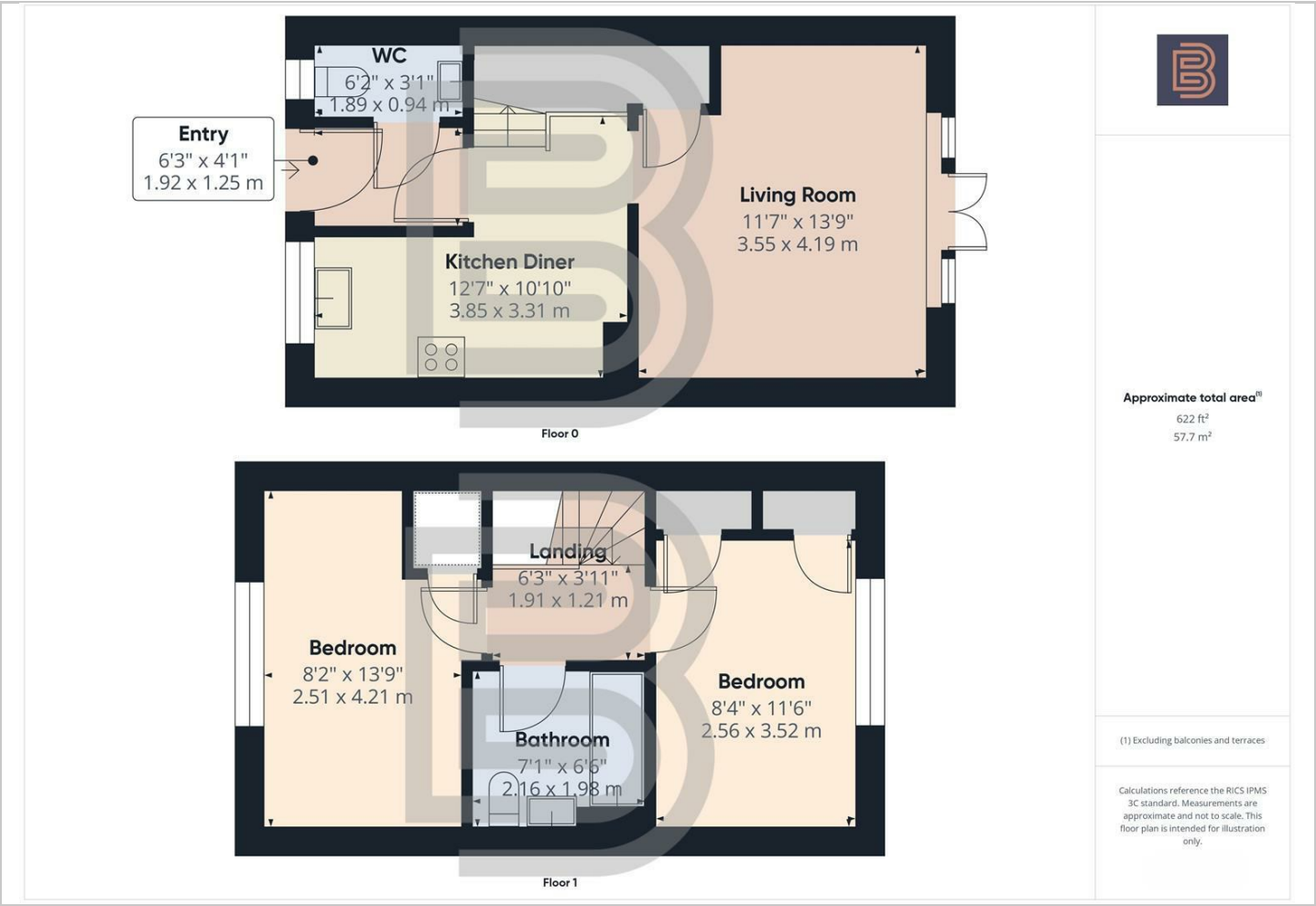
Hybrid Map



Terrain Map



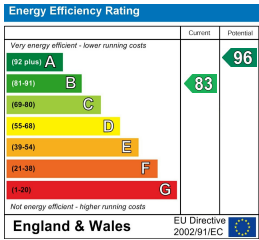
Floor Plan



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.



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