



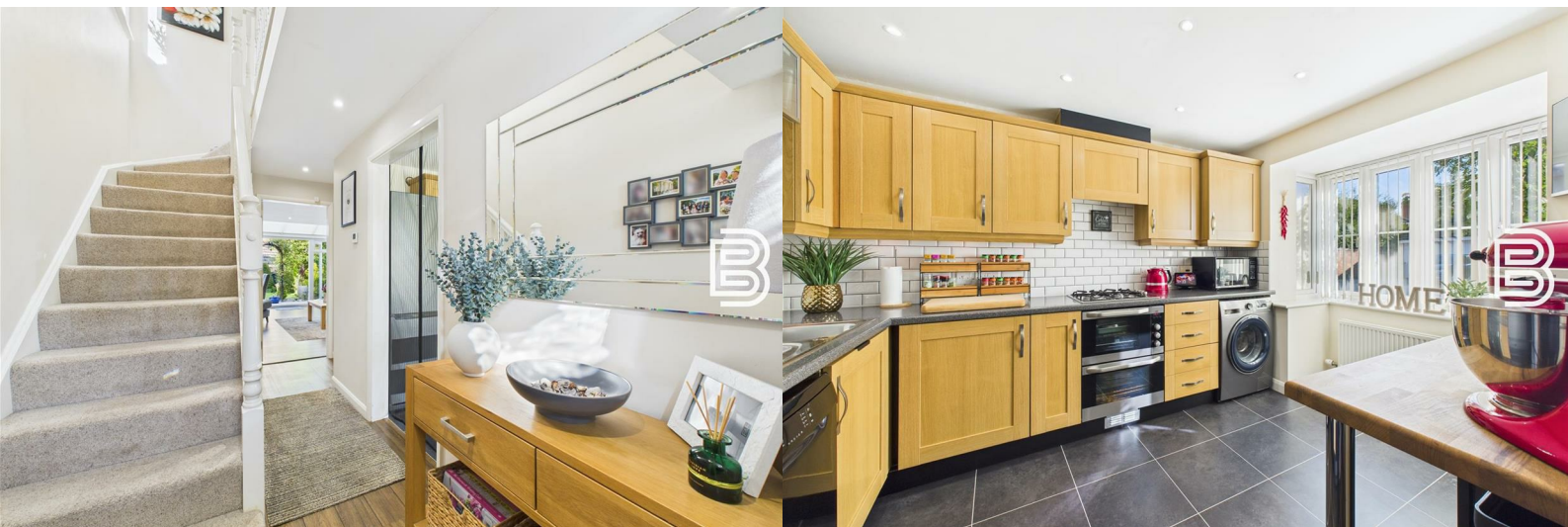
Ellis Brooke



41 Crackthorne Drive

Coton Park, Rugby, CV23 0GJ

Guide price £315,000



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Hallway

Enter via composite door. Karndean flooring. Double panel radiator. Electric consumer unit. Understairs cupboard with lights. Doors to further accommodation. Stairs to first floor. Heating control panel. Door into:

Kitchen

With a continuation of the Karndean flooring. There is a range of base and eye level units and roll top work surfaces. Built in one and a half sink with drainage board and mixer tap. Space for fridge/freezer, space and plumbing for dishwasher and washing machine. Built in four ring gas hob with oven and grill under and built in extractor hood. Cupboard housing boiler. uPVC double glazed box bay window. Double panel radiator. Breakfast bar and recessed spotlights.

Guest WC

Low flush WC. Wash hand basin with mixer tap. Extractor fan. Single panel radiator.

Lounge

LVT flooring. Radiator. TV aerial point. uPVC double glazed French doors to rear garden. Recessed spotlights.

First Floor Landing

uPVC window to side elevation and doors to further accommodation.

Bedroom Two

Two uPVC double glazed windows to the rear

elevation. Built in wardrobes. Single panel radiator. Cupboard housing hot water tank.

Bedroom Three

uPVC double glazed window to the front elevation. Single panel radiator.

Family Bathroom

Single panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Half tiled. Low flush WC. Recessed spotlights. Extractor fan. Single panel radiator. Vinyl flooring.

Landing to second floor

uPVC window to front elevation. Stairs to second floor.

Bedroom One

uPVC window to front elevation. Built in wardrobes. Two single panel radiators, Door into:

En-Suite

Single shower cubicle with mixer shower inset. Low flush WC. Wash hand basin with pedestal and mixer tap. Vinyl flooring. Velux window and heated towel rail.

Gated Driveway

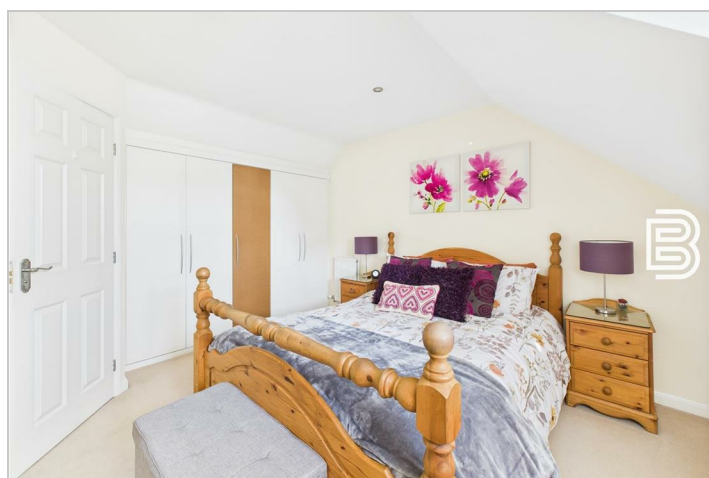
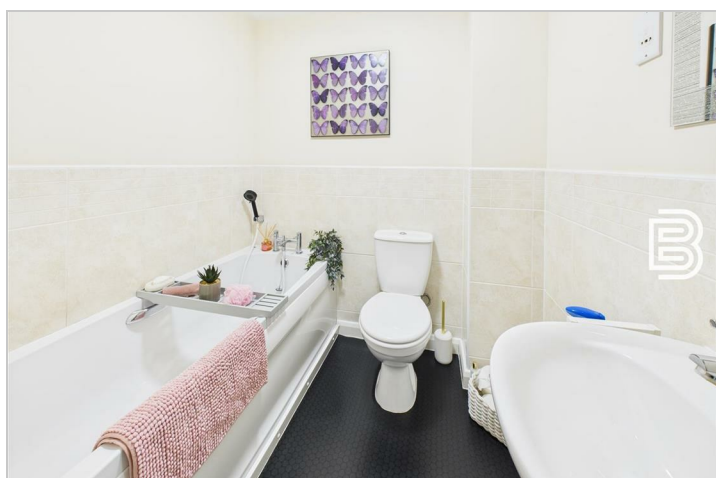
Drive providing off road parking for two cars and a temporary fence that could be removed to provide access to garage.

Garage/Workshop

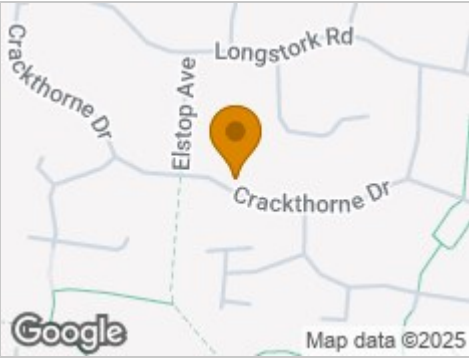
Light and power.

Rear Garden

Astro turf. Fencing to boundaries. Decking area outside rear back doors leading to a patio with pathway down the garden. Opening onto a tarmac area to the side of the property where there is a bin store and seating area.



Road Map



Hybrid Map



Terrain Map



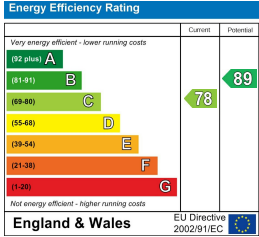
Floor Plan



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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