



# Ellis Brooke



## 8 The Rickyard

Easenhall, Rugby, CV23 0JN

**Guide price £750,000**



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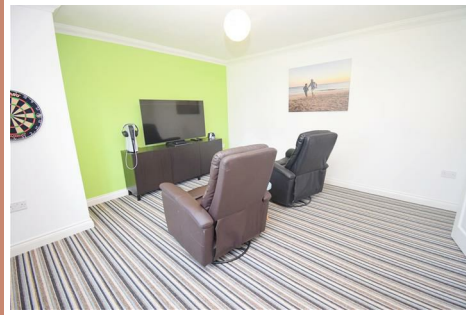
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## Hall

Wooden part glazed front door with two windows to the front aspect. Wood effect flooring. Stairs to first floor. Double doors to Family Room. Door to Lounge. Door to Office. Door to Kitchen. Door to Boot Room. Door to WC. Understairs cupboard. Radiator. Internal window to Orangery.

## Lounge

21'4" x 13'6" max (6.50m x 4.11m max)

Double glazed window to the front aspect. Two radiators. Double doors into Orangery. Wood effect flooring. Coving. Inset spotlights. Wood burner inset into chimney breast.

## Family Room

13' x 13'6" max (3.96m x 4.11m max)

Double glazed window to the front aspect. Radiator. Coving.

## Office

11'6" x 8'2" (3.51m x 2.49m)

Internal window into Orangery. Radiator. Wood effect flooring. Coving.

## Boot Room

13'5" x 8' max (4.09m x 2.44m max)

Double glazed window to the side aspect. Wood effect flooring. Fitted storage. Coving. Radiator.

## WC

Wood effect flooring. Low flush WC. Pedestal wash hand basin. Extractor. Radiator.

## Kitchen

16'4" x 12'4" (4.98m x 3.76m)

Tiled flooring. Double glazed window to the rear aspect. Doorway into Utility. Opens through to Orangery. Range of base and eye level units with work surface over plus tiling to splashbacks. Island with wooden work surface. Integrated double oven. Integrated 5 ring gas hob with extractor. Stainless steel sink/drain. Under cabinet feature lighting. Inset spotlights. Integrated dishwasher. Integrated fridge and freezer.

## Utility

8'7" x 5'8" (2.62m x 1.73m)

Double glazed window to the side aspect. Tiled flooring. Several base level units plus further work surface and additional sink/drain. Space and plumbing for washing machine. Space for large fridge/freezer. Extractor. Wall mounted combination boiler.

## Orangery

20' x 15'4" (6.10m x 4.67m)

Links the Kitchen plus Lounge and has an internal window onto the office and hallway. Tiled flooring with underfloor heating. Atrium style roof. Double glazed folding doors onto the rear garden. Double glazed windows along one side. Inset spotlights.

## Landing

Doors off to all 5 bedrooms plus Family Bathroom. Double glazed window to the rear aspect. Radiator. Airing cupboard. Loft access hatch. Coving.

## Bedroom One

16'6" x 13'6" min (5.03m x 4.11m min)

Dual aspect room with double glazed windows to the rear and to the side. Radiator. Door to En-Suite. Two fitted wardrobes.

## EnSuite

Velux window. Enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Inset spotlights. Heated towel rail.

## Bedroom Two

14'4" x 13'7" (4.37m x 4.14m)

Dual aspect room with double glazed windows to the front and side aspects. Door into En-Suite. Radiator.

## EnSuite

Double glazed window to the front aspect. Heated towel rail. Enclosed shower. Low flush WC. Pedestal wash hand basin. Extractor fan. Inset spotlights. Tiling to splashbacks.

## Bedroom Three

13'6" x 12'4" (4.11m x 3.76m)

Double glazed window to the front aspect. Radiator.

#### Bedroom Four

14'7" x 9' max (4.45m x 2.74m max)

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

#### Bedroom Five

10'6" x 9'1" (3.20m x 2.77m)

Double glazed window to the rear aspect. Radiator.

#### Family Bathroom

10'4" x 6'1" (3.15m x 1.85m)

Double glazed window to the side aspect. Fully tiled shower cubicle. Stylish curved oval bath with overhanging detached mixer tap. Extractor. Inset spotlights. Heated towel rail. WC with inset flush controls. Wall mounted wash hand basin.

#### Frontage

Shallow lawned frontage with block paved pathway leading to canopy porch. Side access with a metal gate to the other side. Low level timber fencing.

Please note that the large lawned area to the front of the property is not under the ownership of this property. It is protected land and the boundaries of ownership for the subject property are clearly indicated by fences and walls.

#### Rear Garden

Enclosed by a mixture of brick wall and hedging. Gate through to parking area. Courtesy door into Double Garage. Initial patio leading onto majority lawned area with pathway leading to rear gate. Outside lighting and outside power. Lawn also runs down one side of the property with a hard-standing (suitable for shed)

#### Double Garage & Parking

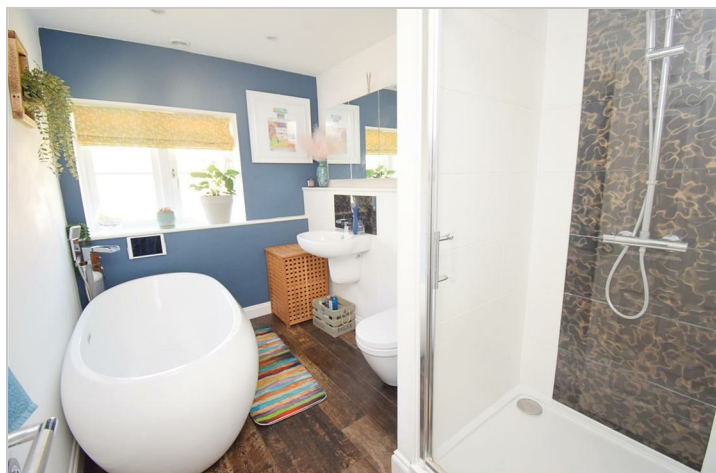
18'8" x 18'1" (5.69m x 5.51m)

Double garage with 2 metal up and over doors (one being electric) Power and light connected plus roof storage area. Courtesy door into garden.

Parking in front of garage.

#### 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



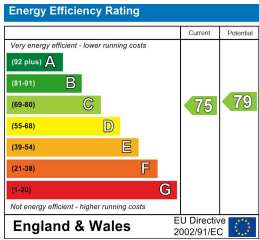
Floor Plan



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.