



Ellis Brooke



34 Edison Drive

, Rugby, CV21 1FB

**Guide price £350,000**



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## Entrance

Composite front door with double glazed insert and windows to the side and above. Karndean flooring. Stairs to first floor. Radiator. Door to Lounge.

## Lounge

Double glazed square bay window to the front aspect. Two radiators. Karndean flooring. Opens into Kitchen/Diner. Under-stairs cupboard.

## Kitchen/Diner

Double glazed French Doors to the rear garden. Karndean flooring. Double doors to Utility Room. Range of base and eye level units with work surfaces over. Under cabinet lighting. Integrated double oven with 6-ring Gas Hob. Integrated fridge and freezer. Integrated dishwasher. Stainless steel sink/drainage with mixer tap. Radiator.

## Utility

Double glazed door to the rear garden. Karndean flooring. Extractor. Door to Guest WC. Space and plumbing for washing machine and dryer. Work surface with several more base and eye level units.

## Guest WC

Double glazed window to the rear aspect. Wall mounted replacement Worcester boiler. Karndean flooring. Radiator. Extractor. Low flush WC. Wash hand basin with mixer tap.

## First Floor Landing

Stairs to top floor. Doors to Bedrooms Two, Three and Four. Door to Family Bathroom. Airing cupboard.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

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

## Bedroom Four

Double glazed window to the rear aspect. Radiator.

## Family Bathroom

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

## Top Floor Landing

Door into Main Bedroom.

## Bedroom One

Double glazed window to the front aspect. Door to En-Suite. Opens into Dressing Area. Door to Eaves Storage area. Two radiators.

## Dressing Area

Velux Window. Fitted wardrobe.

### En-Suite

Velux window. Heated towel rail. Low flush WC. Pedestal wash hand basin. Double enclosed shower cubicle. Shaver point. Inset spotlights. Extractor.

### Frontage

Shallow low maintenance frontage laid to stones with some small shrubs. Slab pathway leading to canopy porch area.

### Driveway & Garage

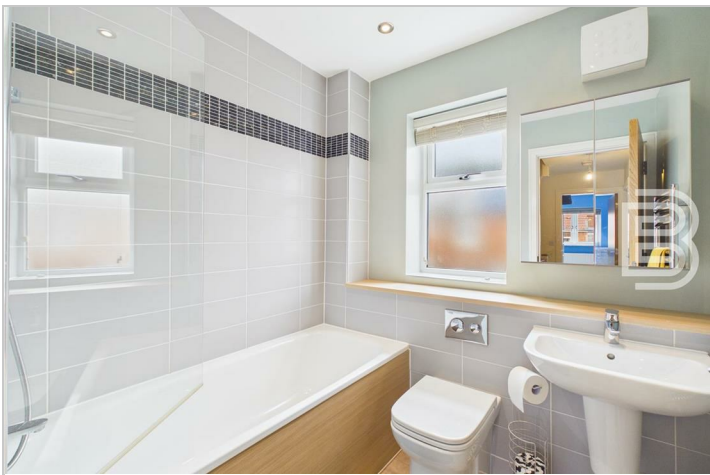
Accessed at the rear of the garden. Off Road parking for at least Two Cars which leads to a single garage with metal up and over door. Gate into rear garden.

### Rear Garden

Enclosed by a mixture of low level brick wall with timber fencing. Patio with pathway leading to gate (which in turn leads to the Driveway). Mainly laid to lawn.

### 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.



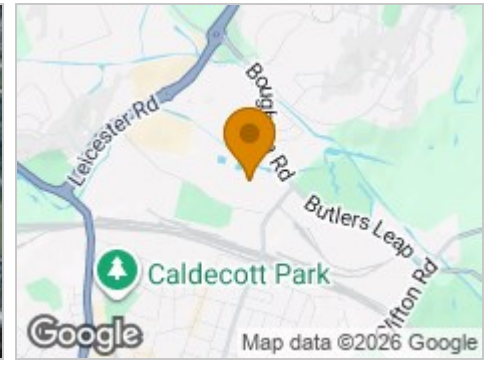
## Road Map



## Hybrid Map



## Terrain Map



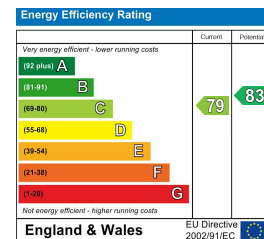
## Floor Plan



## 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



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