



Ellis Brooke



## 3 Derwent Close

, Rugby, CV21 1JU

**Guide price £275,000**



# 3 Derwent Close

, Rugby, CV21 1JU

Guide price £275,000



## Porch

Composite front door leading into porch which has double glazed window to the front aspect and additional uPVC door into hallway.

## Hallway

Stairs to first floor. Radiator. Doors off to Kitchen and Lounge/Diner plus cupboard. Wood effect flooring.

## Lounge/Diner

Double glazed window to the front and sliding patio doors to the rear. Door into Kitchen. Two radiators. Fireplace with brick surround. Coving.

## Kitchen

Double glazed door to the driveway and double glazed window to the rear aspect. Under-stairs cupboard (space for fridge). Range of base and eye level units with work surfaces over. Tiling to splashbacks. Composite sink/drainage with mixer tap. Space and plumbing for washing machine. Range style cooker.

## Landing

Doors off to three bedrooms and bathroom. Door to boiler cupboard. Double glazed window to the side aspect.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted bedroom furniture.

## Bedroom Two

Double glazed window to the rear aspect.

Radiator. Fitted bedroom furniture. Loft access hatch.

## Bedroom Three

Double glazed window to the front aspect. Radiator. Over-stairs cupboard.

## Bathroom

Dual aspect with double glazed windows to the side and rear. Panelled bath with shower over. Wash hand basin and WC built into vanity unit. Inset spotlights. Heated towel rail. Tiled floor plus fully tiled walls.

## Front Garden

Laid to lawn with border across the front. Canopy porch.

## Driveway

Printed concrete driveway running all the way alongside the property. Gate into rear garden.

## Garage

Single detached garage with metal up and over door. Double glazed window to the side.

## Rear Garden

Initial full-width printed concrete patio. Remainder of garden is laid to lawn with borders to three sides. Enclosed by a mixture of brick wall and timber fencing. Gate to driveway.



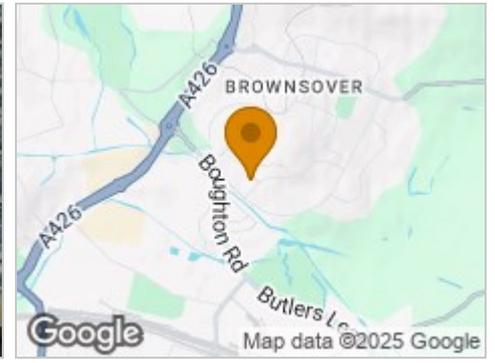
Road Map



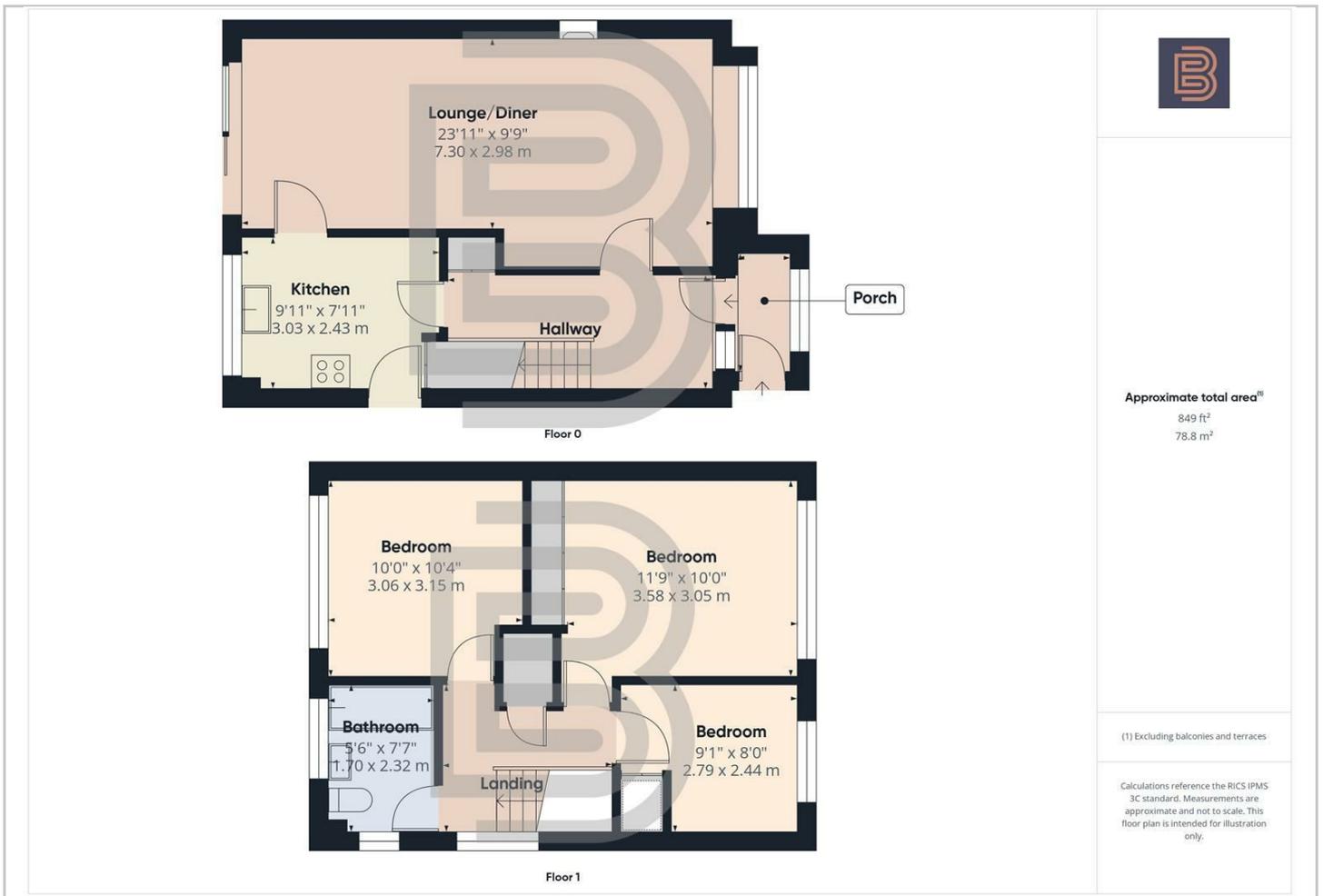
Hybrid Map



Terrain Map



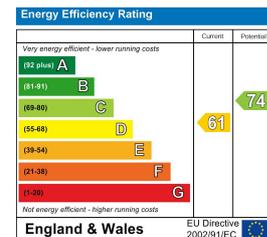
Floor Plan



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 firm's 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