



Ellis Brooke



1 Linnet Close

Coton Park, Rugby, CV23 0WQ

Guide price £585,000



1 Linnet Close

Coton Park, Rugby, CV23 0WQ

Guide price £585,000



Entrance Hall

15'1" x 7'0" (4.62m x 2.15m)

Accessed through a composite front door. The entrance hall gives access to a useful under stairs storage cupboard, has stairs that rise to the first floor and in addition there are doors which provide access through to.

Living Room

21'2" x 11'5" (6.46m x 3.5m)

A spacious room that benefits from a window to the front elevation. To the rear elevation of the room there are double opening doors which provide access through to the open plan sitting room.

Kitchen

21'5" x 11'5" (6.54m x 3.5m)

The kitchen itself comprises of a range of base, eye level and full height units with a quartz worktop over. Within the kitchen there are a range of fitted appliances which include an electric oven, combination oven, microwave, four ring electric hob and dishwasher. In addition there is space for an American style fridge freezer. The kitchen area is neatly defined with a useful breakfast bar, which provides ample seating. The kitchen opens into the stunning open plan living/dining space found to the rear of the home. The room benefits from underfloor heating.

Dining Area - Open Plan

12'11" x 9'8" (3.96m x 2.95m)

A wonderful room that benefits from a vaulted and a large window to the rear elevation. The room opens to a further sitting room area. The room benefits from underfloor heating.

Sitting Room - Open Plan

12'3" x 18'2" (3.74m x 5.54m)

With a lantern ceiling flooding the room with natural light. In addition to the rear elevation are bifold door doors which give access to the garden. The room benefits from underfloor heating.

WC

5'10" x 3'1" (1.79m x 0.95m)

With a low-level flush WC and wash hand basin with vanity unit under. Within the WC the walls are part tiled.

Utility

5'11" x 5'5" (1.82m x 1.67m)

The utility room comprises of a range of base and eye level units with a complementary worktop over. Within the room there is space and plumbing for a washing machine and tumble dryer.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard, has stairs that rise to the second floor and in addition there are doors providing access to all first floor accommodation. There is a window to the front elevation.

Bedroom 1

12'8" x 11'6" (3.87m x 3.53m)

A spacious double bedroom that benefits from a window to the front elevation. The master bedroom benefits from having its own dressing area and ensuite.

Dressing Area

6'3" x 7'5" (1.92m x 2.28m)

With a window to the side elevation and range of fitted wardrobes. A doorway gives access through to the ensuite.

Ensuite

5'6" x 8'7" (1.69m x 2.63m)

With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. There is a window to the rear elevation, the walls are part tiled, the floor is fully tiled and there is a wall mounted heated towel rail.

Bedroom 3

9'10" x 11'4" (3.02m x 3.46m)

A double bedroom with a window to the rear elevation. This bedroom benefits from a fitted wardrobe.

Bedroom 4

8'9" x 11'3" (2.69m x 3.45m)

A double bedroom with a window to the front elevation. This bedroom benefits from a fitted wardrobe.

Second Floor Landing

The second floor landing gives access to a useful storage cupboard, has doors that provide access through to all second floor accommodation and a window to the front elevation.

Bedroom 2

13'3" x 11'6" (4.05m x 3.51m)

A spacious double bedroom benefits from two fitted wardrobes. To the front elevation there is a window and to the rear elevation of the room is a door which gives access through to the ensuite.

Ensuite

5'8" x 8'4" (1.74m x 2.56m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. The walls are part tiled and the floor is fully tiled. To the rear elevation is a window.

Bedroom 5

10'0" x 11'4" (3.05m x 3.46m)

A double bedroom with a window to the rear elevation. This bedroom benefits from a fitted wardrobe.

Bedroom 6

8'11" x 11'3" (2.74m x 3.45m)

A double bedroom with the window to the front elevation. This bedroom benefits from a fitted wardrobe.

Bathroom

5'8" x 10'5" (1.73m x 3.2m)

With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. The walls are part tiled, the floor is fully tiled and there is a window to the rear elevation.

Rear Garden

A private and enclosed garden which in the main has been laid to lawn. With fenced boundaries to all elevations and range of mature, shrubs, hedges and tree dispersed throughout the garden. Within the garden is a patio area which provides ample space for alfresco dining. A paved pathway runs along the rear of the home and around the side, where a further area of patio has been created.

Front Garden

From the driveway there is a paved pathway which gives access to the front door. In the main the front garden has been laid lawn with a further area laid to gravel stone. There is a further area which is laid to lawn also. There a range of mature hedges and tree dispersed throughout.

Driveway

The property benefits from a block paved driveway which provides ample off-road parking for around four vehicles. A further area of driveway is available, which has been laid to gravel and provides an additional parking space.

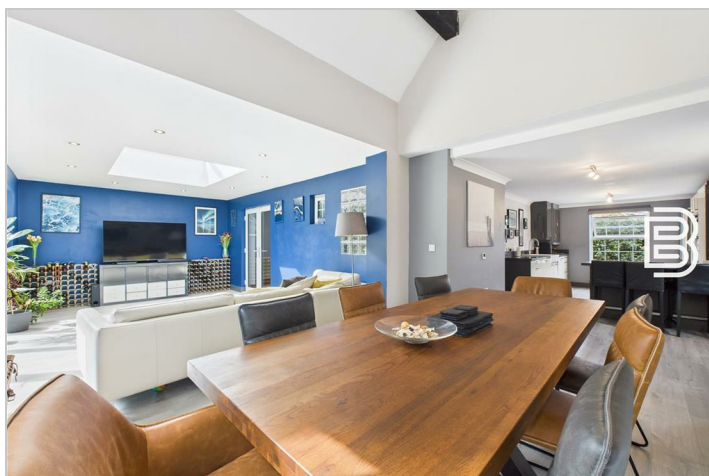
Double Detached Garage

17'3" x 16'11" (5.26m x 5.17m)

The double detached garage benefits from two electric roller shutter doors to the front elevation. The garage also benefits from having light and power connected and further storage available within the rafters.

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



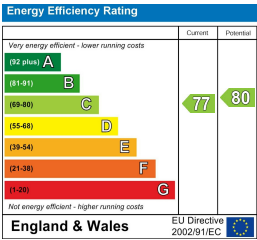
Floor Plan



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