



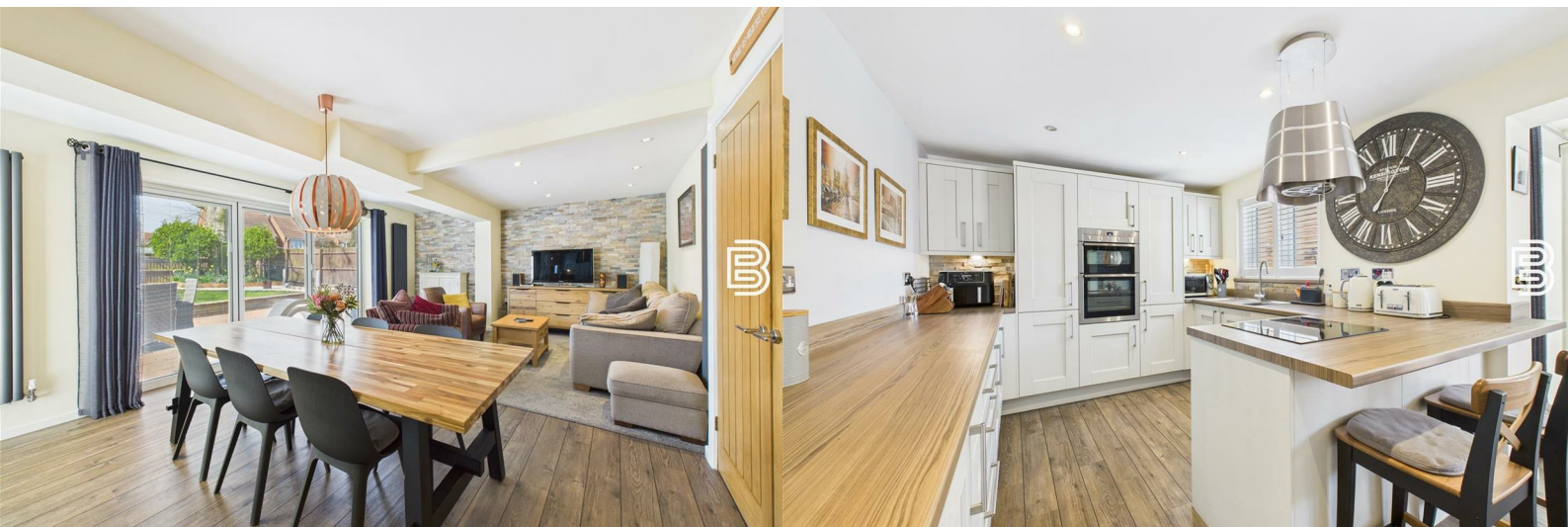
Ellis Brooke



9 Noble Drive

Cawston, Rugby, CV22 7FL

Guide price £485,000



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Entrance Porch

With a composite door to the front elevation and windows to both side elevations with fitted shutter style blinds. A further composite door provides access through to.

Entrance Hall

A welcoming entrance to the home that benefits from a useful under stairs storage cupboard, providing ample space for shoe storage. There are stairs that rise to the first floor and doors which provide access through to all of the ground floor accommodation.

Living Room

13'2" x 11'11" (4.03m x 3.65m)

A spacious room used by the current owners as a large home office. There is a window to the front elevation with fitted shutter blinds.

Dining Room

11'3" x 9'1" (3.44m x 2.78m)

A well proportioned room used by the current owners as a home gym. There is a window to the front elevation with fitted shutter blinds.

Open-Plan Kitchen/Dining/Living

14'1" x 31'10" (max) (4.3m x 9.71m (max))

A very impressive room that occupies the whole rear elevation of the home. The room is flooded with natural light owing to the bi-fold doors found to the rear elevation, further door to the side elevation and window to the rear. The bi-folding doors and side door benefit from fitted internal blinds and the further window has a shutter blind. The room is neatly defined into three separate areas of kitchen, dining and living.

The kitchen itself comprises of range base, eye-level and larder units with a complementary worktop over. Within the kitchen, there is a fitted Neff oven and grill, a four ring Neff induction hob with floating style extractor fan over. Further to this there are fitted appliances, which include a fridge, freezer and dishwasher. A breakfast bar provides a natural border to the kitchen and living area. Within the room is a

useful large fitted utilities cupboard which has a complementary worktop with space and plumbing beneath for a washing machine and in addition an eye-level unit.

There is space within the room for a large dining table and further seating area, which creates a wonderful space to sit out and look over the garden.

WC

With a low level flush WC and wash hand basin with vanity unit under. The floor is fully tiled and there is tiling to the splash back area.

1st Floor Landing

The first floor landing gives access to the homes airing cupboard and access to the loft via a loft hatch. There are doors that give access to through to all first floor accommodation.

Bedroom 1

10'5" x 12'2" (3.18m x 3.72m)

A double bedroom that benefits from a range of fitted wardrobes that provide ample space for clothes storage. To the front elevation there is a window with fitted shutter blinds. A door provides access to the ensuite.

Ensuite 1

5'3" x 7'6" (1.62m x 2.29m)

With a suite that comprises a low level flush WC, wash hand basin with vanity unit under and large shower with rainfall style attachment. There is a frosted window to the front elevation and within the ensuite the walls and floor is fully tiled.

Bedroom 2

9'8" x 11'6" (2.96m x 3.51m)

A double bedroom that benefits from a fitted wardrobe that provides ample space for clothes hanging. To the rear elevation is a window that gives a view over the garden and benefits from fitted shutter blinds. A door provides access through to the ensuite.

Ensuite 2

6'0" x 5'0" (1.84m x 1.54m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. There is tiling to all splash back areas and to the rear elevation a frosted window.

Bedroom 3

10'0" x 11'5" (3.05m x 3.49m)

A double bedroom with a window to the front elevation with fitted shutter blinds. This bedroom further benefits from a fitted wardrobe that provides ample clothes hanging space.

Bedroom 4

9'0" x 7'11" (2.76m x 2.43m)

A large single bedroom used by the current owners as a dressing room. With a window to the rear elevation, providing a view over the garden and with fitted shutter blind.

Family Bathroom

6'0" x 7'2" (1.83m x 2.19m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and panelled bath with mixer shower over. There is tiling to the splash back areas and to the rear elevation a frosted window.

Rear Garden

This larger than the average garden offers a tranquil space to retreat to. To the immediate rear of the home is a large patio, which provides ample space for alfresco dining. In the main the remaining garden has been laid to lawn with two well stocked gravel planting areas. Within the garden is a beautiful copper beach tree.

Front and Parking

To the front of the home there is a blocked paved driveway which provides ample off-road parking for several vehicles and in addition to the side of the home is a further tarmac driveway, which provides further parking and access to the single garage.

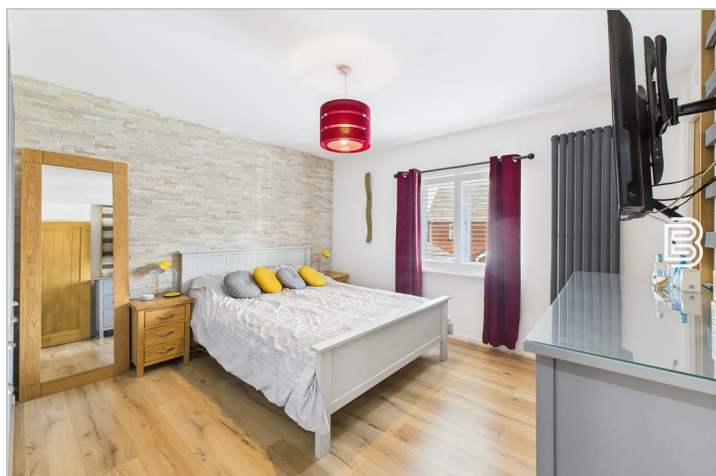
Single Garage

16'8" x 8'2" (5.1m x 2.49m)

With a manual up and over door to the front elevation and pedestrian door to the side elevation giving access to the garden. Further storage is 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



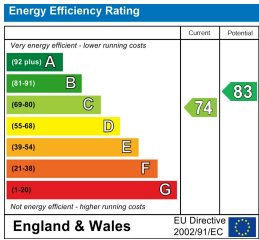
Floor Plan



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



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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk