



# Ellis Brooke



## 33 Viaduct Close

, Rugby, CV21 3FD

**Guide price £295,000**



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## Storm Porch

Recess porch area with door into property and wooden storage cupboard.

## Hallway

Stairs to first floor. Oak flooring. Coat/shoe storage cupboard. Door into garage. Door to Shower Room. Radiator. Door into Utility Room, Airing cupboard. Door to Bedroom 3 (currently used as an Office). Coving.

## Shower Room

Double glazed window to the side aspect. Fully enclosed shower cubicle. Low flush WC. Tiled flooring. Small wash hand basin set atop vanity unit. Radiator. Extractor.

## Bedroom Three / Office

Double glazed window to the rear aspect. Radiator.

## Utility Room

Part double glazed door to the patio and garden. Tiled flooring. Extractor. Several base level units with work surface over plus a stainless steel sink/drain. Space and plumbing for washing machine. Radiator. Wall mounted boiler.

## First Floor Landing

Stairs to top floor. Doors off to Lounge and Kitchen/Diner.

## Lounge

Two double glazed windows to the front aspect. Two radiators. Fireplace. Coving.

## Kitchen/Diner

Two double glazed windows to the rear aspect (overlooking garden). Tiled flooring. Range of base and eye level units with wooden worktops. Tiling to splashbacks. Integrated oven with hob and extractor. Space for fridge/freezer. Space and plumbing for dishwasher. Composite sink/drain.

## Top Floor Landing

Doors off to bedrooms one and two. Loft access hatch.

## Bedroom One

Double glazed windows to the front aspect. Door to En-Suite Bathroom. Fitted wardrobes. Radiator.

## En-Suite Bathroom

Double glazed window to the side aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Fully tiled walls. Shaver point. Extractor. Heated towel rail.

## Bedroom Two

Double glazed windows to the rear aspect. Door to En-Suite. Fitted wardrobes. Radiator.

## En-Suite Shower Room

Fully enclosed shower cubicle. Low flush WC. Extractor. Heated towel rail. Pedestal wash hand basin. Tiled flooring. Heated towel rail.

## Driveway / Frontage

Tarmac space for 1 car alongside stone area

which could accommodate an additional vehicle off road. Leads to garage. Gated side access into rear garden.

#### Garage

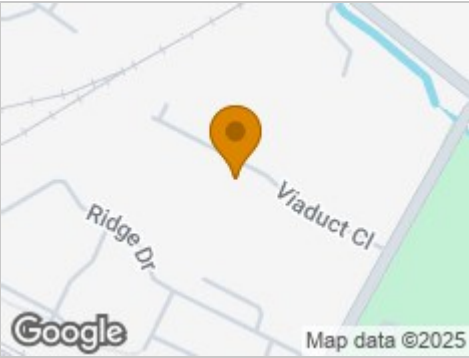
Metal up and over door. Power and light connected. Internal door to Hallway.

#### Garden

Initial full width patio. Side access gate. Pathway running along one side of the lawned area which leads to the base of the garden. Borders to both sides and enclosed by timber fencing. Raised hard-standing patio area.



Road Map



Hybrid Map



Terrain Map



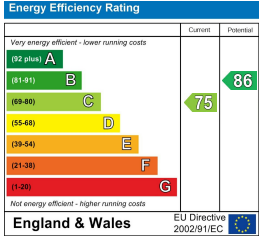
Floor Plan



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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