



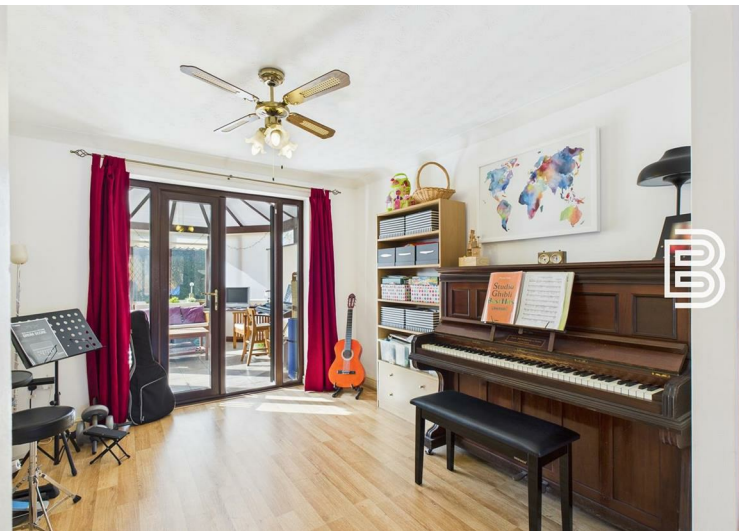
Ellis Brooke



3 Maidenhair Drive

Boughton Vale, Rugby, CV23 0SE

Guide price £345,000



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Porch

Double glazed front doors. Window to the side. Part glazed wooden door into Hallway.

Hallway

Stairs to first floor. Doors off to WC, Lounge & Kitchen. Radiator. Wood effect flooring.

Lounge

Double glazed part bay box window to the front aspect. Archway through to Dining Room. Two radiators. Wood effect flooring. Coving.

Dining Room

French doors to Conservatory. Door into Kitchen. Radiator. Wood effect flooring. Coving.

Conservatory

Standard uPVC double glazed construction with dwarf walls. French doors onto patio.

Kitchen/Diner

Sliding patio door and double glazed window to the rear aspect. Door into Garage. Under-stairs pantry cupboard. Two radiators. Half height wall panelling. Range of base and eye level units with work surfaces over. Sink/drain. Integrated oven with gas hob. Space and plumbing for washing machine and dishwasher.

Guest WC

Double glazed window to the front aspect. Low flush WC. Wash hand basin set upon vanity unit. Half height wall panelling.

Landing

Doors off to all 4 bedrooms and bathroom. Loft access hatch. Cupboard.

Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Radiator. Door to En-Suite. Wood effect flooring.

En-Suite

Double glazed window to the front aspect. Double fully tiled shower cubicle. Tiled floor and tiled walls. Low flush WC. Wash hand basin with vanity unit. Inset spotlights. Heated towel rail.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobes. Wood effect flooring.

Bedroom Three

Double glazed window to the front aspect. Radiator. Wood effect flooring.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted wardrobe. Wood effect flooring.

Family Bathroom

Double glazed window to the rear aspect. Radiator. Panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

Frontage & Driveway

Lawned fore-garden. Block paved driveway for

two cars which leads to garage. Side access gate into garden.

Garage

Metal up and over door. Power and light connected. Two courtesy doors (one into kitchen and one to the side of the property). Wall mounted combination boiler.

Rear Garden

Set over two levels. Initial patio leading onto decked section. Gated side access. Steps down to lawned area which is enclosed by timber fencing and hedge. Borders plus greenhouse with hard-standing.



Road Map



Hybrid Map



Terrain Map



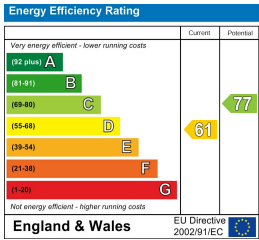
Floor Plan



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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