



# Ellis Brooke



## 69 Aspen Road

Eden Park, Rugby, CV21 1SF

**Offers in excess of £475,000**





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## Hallway

Modern high quality part glazed front door. Wood effect flooring. Stairs to first floor. Under-stairs cupboard. Double part glazed doors to the Lounge. Part glazed door to the Dining Room, Door to Guest WC. Door to Kitchen. Radiator.

## Lounge

Double glazed square walk-in bay window to the front aspect. Two radiators. Impressive bi-fold doors out to the covered patio. Wood effect flooring.

## Dining Room

Dual aspect room with double glazed windows to two sides. Radiator. Wood effect flooring.

## Breakfast Kitchen

Dual aspect room with double glazed windows to two sides plus a stylish bi-fold door to the covered patio. Door to Utility Room. Tiled flooring. Radiator. Full range of modern base and eye level units with granite work surfaces over and tiling to splashbacks. Integrated double oven plus gas hob and extractor. Space for a large fridge/freezer. Integrated dishwasher. Inset sink/drainage with mixer tap. Inset spotlights.

## Utility Room

Double glazed window to the rear aspect. Continuation of tiled flooring. Cupboard housing Potterton boiler. Space and plumbing for washing machine. Additional sink. Further cupboards. Radiator.

## Guest WC

## Landing

Doors off to all bedrooms and family bathroom. Airing cupboard. Loft access hatch.

## Loft

Large spring loaded entry hatch with high end wooden folding ladder. Loft has light and power and is almost completely boarded (full width of property) with useful shelving. 30ft length.

## Bedroom One

Dual aspect room with double glazed windows to two sides. Radiator. Built in wardrobe. Door to En-Suite.

## En-Suite

Double glazed window. Tiled flooring. Tiled shower cubicle. WC with inset flush controls. Pedestal wash hand basin. Extractor. Inset spotlights.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built-in wardrobe.

## Bedroom Three

Double glazed windows to the front and side aspects. Radiator. Built-in wardrobe.

## Bedroom Four

Double glazed window to the front aspect. Radiator.

## Bedroom Five / Office

Double glazed window to the front aspect. Radiator.

## Family Bathroom

Tel: 01788 221242

flush controls. Extractor. Ceramic tiled floor. Fully tiled walls. Heated towel rail. Inset spotlights. Extractor.

### Frontage

Shallow low maintenance frontage with slate pathway leading to front door with small canopy porch. Plants and shrubs across the front and along the side abutting the driveway.

### Driveway

Side-by-side parking for two vehicles leading to single garage. Hive EV Charger mounted on the wall.

### Garage

Garage has up and over door, power and light connected, storage provision in the roof area. Garage currently houses filtration system for garden pond.

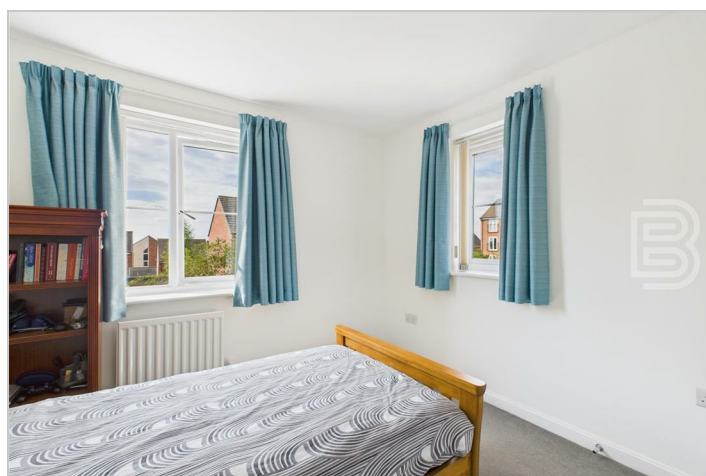
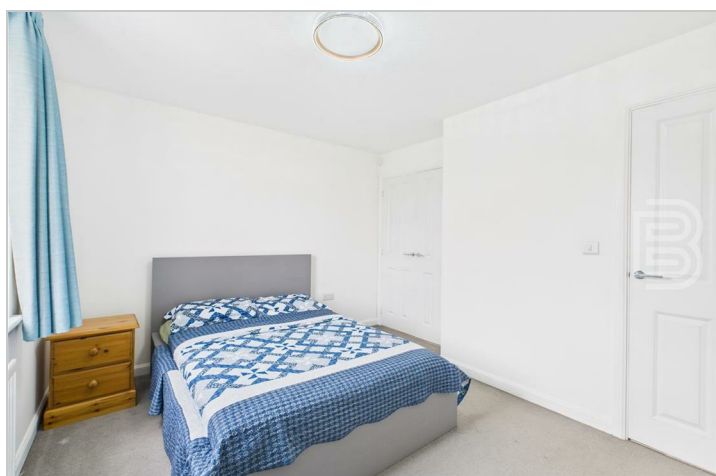
### Rear Garden

Majority walled rear garden with several different areas. Rear access gate onto Driveway plus side access to the front. Impressive 'Crocodile' aluminium and glass veranda/awning with features

LED lighting & provision for speakers. Slate patio with pathway bisecting the garden. Stone borders. Wooden pergola with climbing plants around corner pond. Wild garden area with fruit trees (apples, cherry & plum all prolific) to one side. Corner pond with pergola currently populated with Koi Carp.

### 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



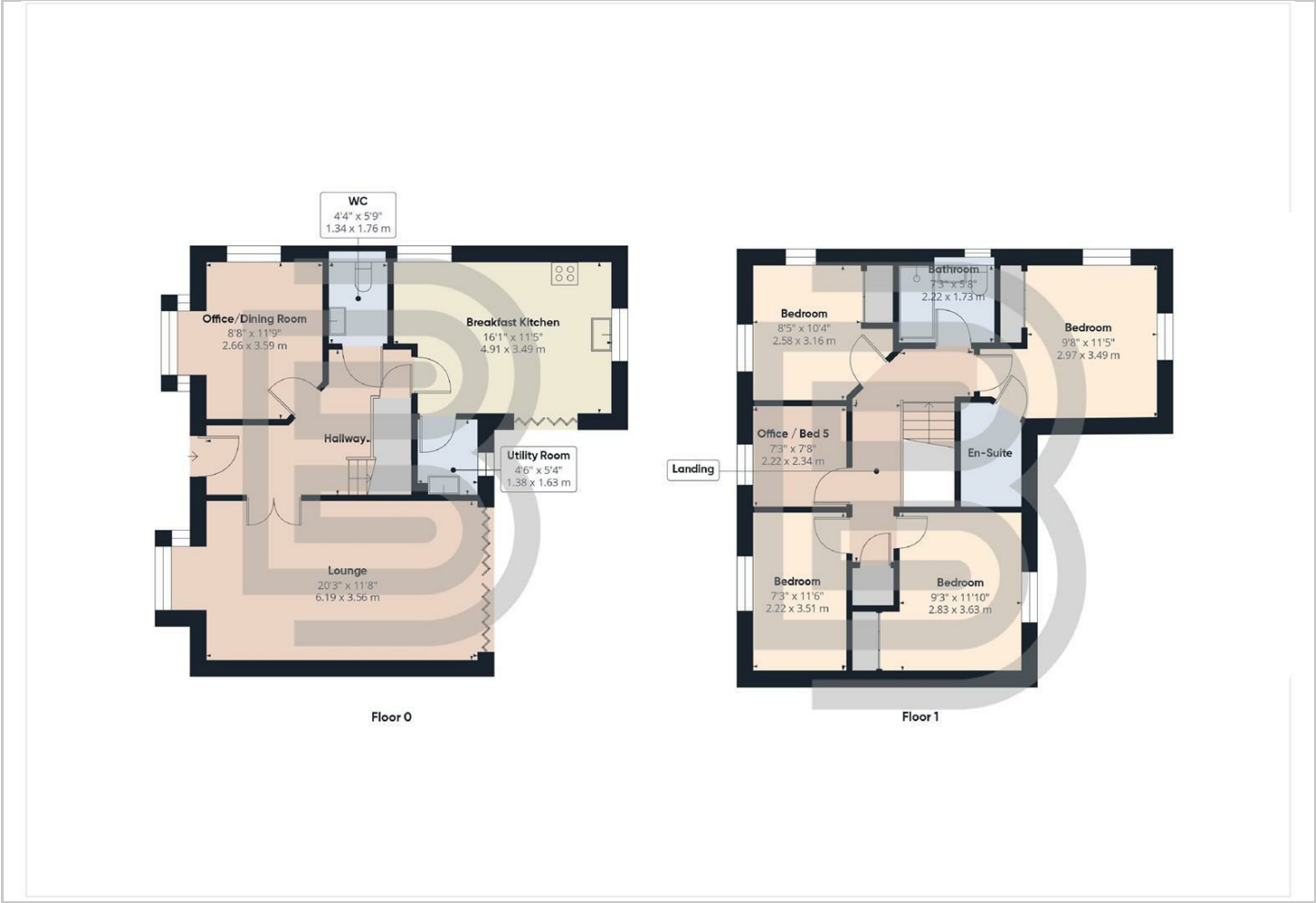
Hybrid Map



Terrain Map



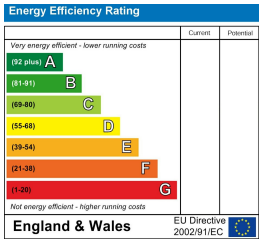
Floor Plan



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.

