



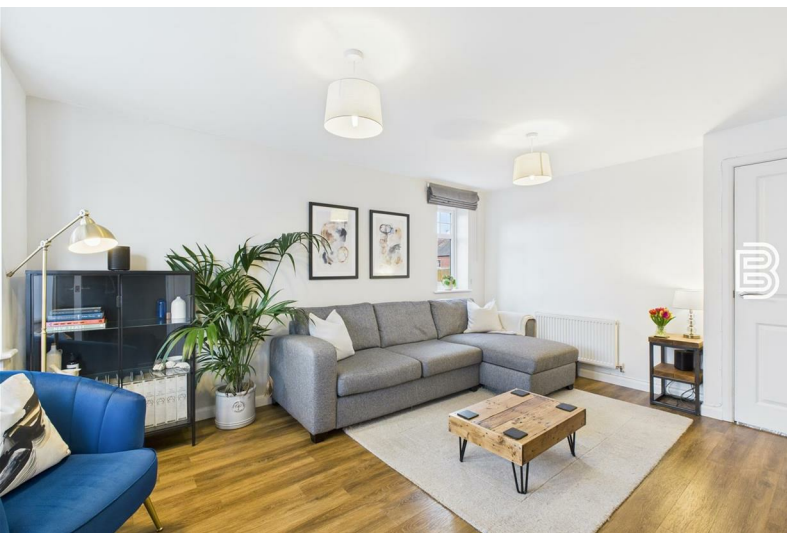
# Ellis Brooke



## 21 Bugle Close

Coton Park, Rugby, CV23 0FD

**Guide price £310,000**





# 21 Bugle Close

Coton Park, Rugby, CV23 0FD

Guide price £310,000



## Entrance

Composite front door with double glazed window above. Door to Lounge. Door to WC. Radiator.

## Guest WC

Re-fitted.

Tiled floor. Low flush WC with tiling to splashbacks. Extractor. Wash hand basin with matt black mixer tap. Matt black heated towel rail. Inset spotlights.

## Lounge

Dual aspect room with double glazed windows to the front and side (front bay window has fitted shutters). Two radiators. Door to inner lobby. Under-stairs cupboard. Amtico flooring.

## Inner Lobby/Stairwell

Stairs to first floor. Door to Breakfast Kitchen. Radiator.

## Breakfast Kitchen

Double glazed French Doors and window to the rear aspect. Radiator. Amtico flooring. Full range of base and eye level units with work surfaces over. Space for fridge/freezer. Space and plumbing for washing machine. Space and plumbing for a dishwasher. Integrated double oven with induction hob and extractor. Ceramic sink/drainage with directional mixer tap. Boiler housed in cupboard.

## First Floor Landing

Doors off to two bedrooms. Door to Family Bathroom. Airing cupboard. Door to top floor stairwell.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Family Bathroom

Re-fitted.

Double glazed window to the rear aspect. Tiled floor. Panelled bath with shower over. Tiling to splashbacks. Low flush WC. Wash hand basin set into vanity unit with matt black mixer tap. Matt black heated towel rail. Extractor.

## Stairwell

Double glazed window to the front aspect. Radiator. Under-stairs area. Stairs to top floor.

## Top Floor Bedroom One

Double glazed window to the front aspect with fitted shutters. Two velux windows to the rear aspect. Two radiators. Loft access hatch. Door to En-Suite. Fitted wardrobes.

## En-Suite

Fully tiled shower cubicle. Extractor. Radiator. Low flush WC. Pedestal wash hand basin.

### Frontage

Pebbled frontage around front door with pathway leading to canopy porch.

### Driveway

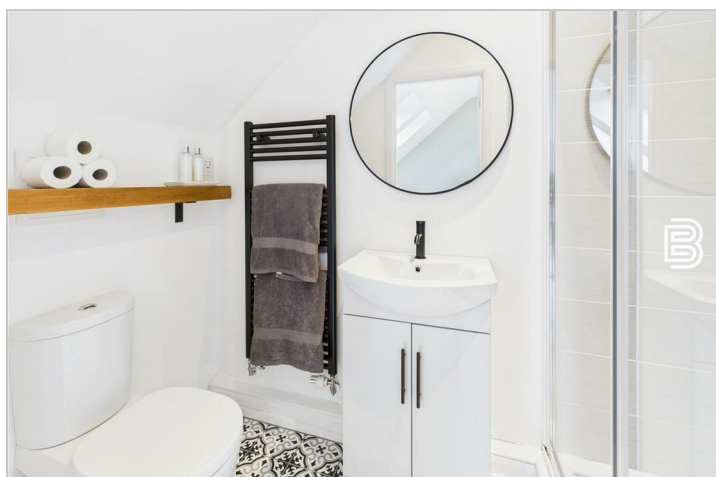
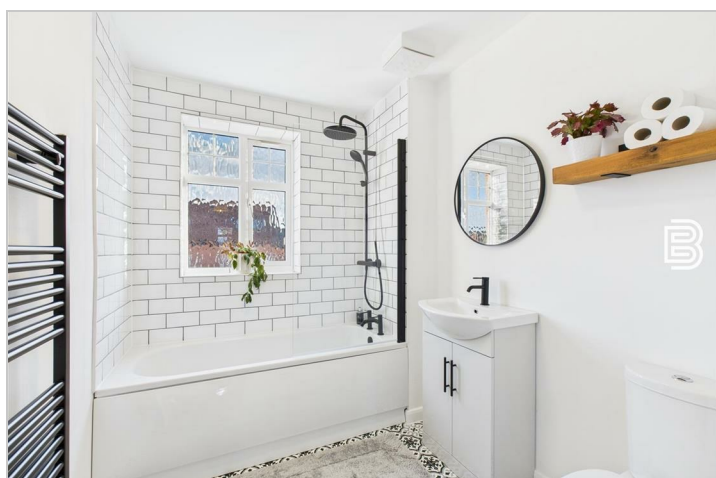
To the side of the property. Leads to garage. Timber gate into rear garden. Electric car charging point.

### Detached Garage

Metal up and over door. Side courtesy door into rear garden. Light and power connected. Storage space in the roof area. Polyurethane floor.

### Rear Garden

Enclosed by a mixture of timber fencing and side wall of garage. Gate onto the driveway. Initial patio with pathway leading along side of garage. Lawned section with pebble and gravel borders. Sunken porcelain tiled seating/patio area with lighting.



Road Map



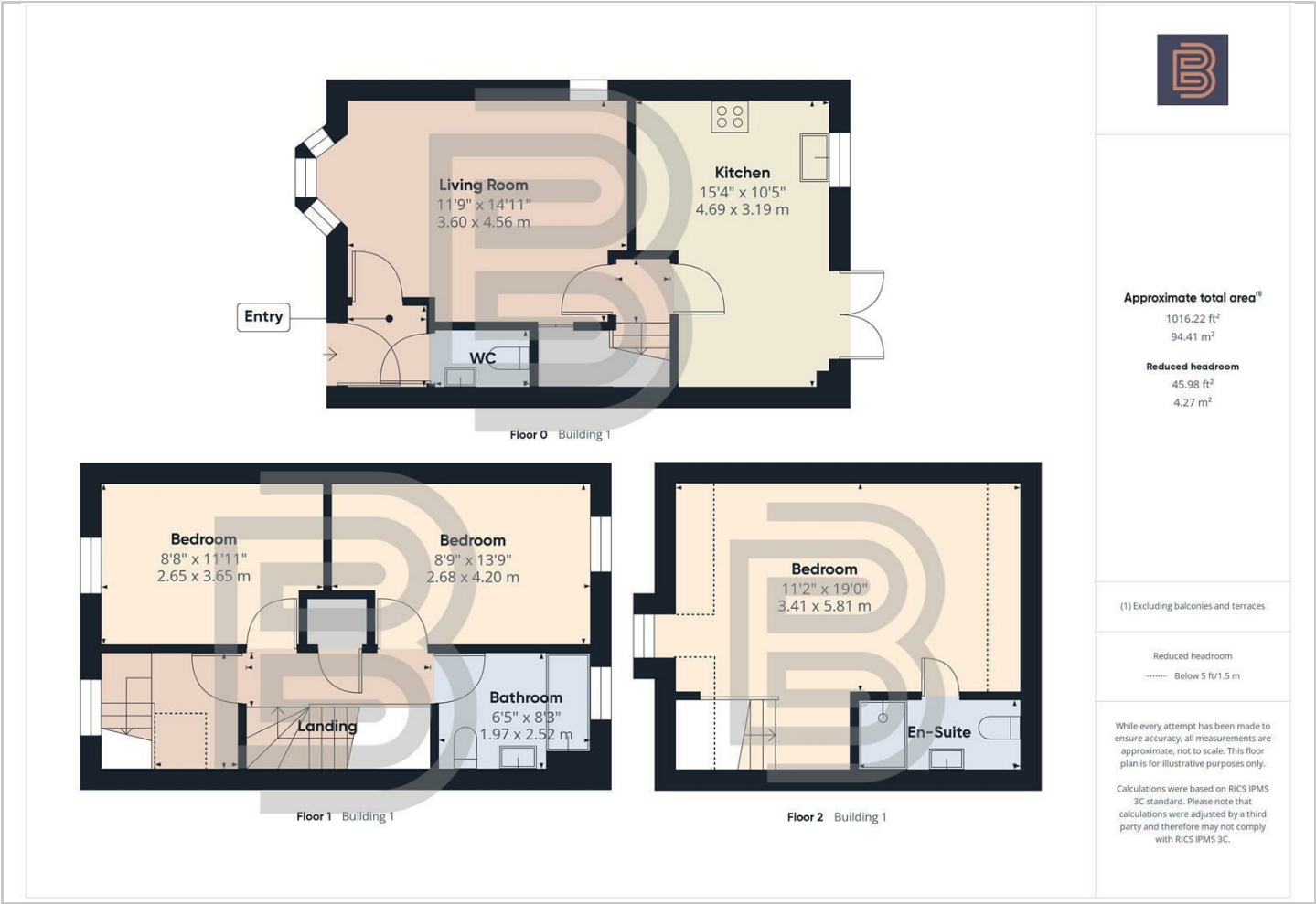
Hybrid Map



Terrain Map



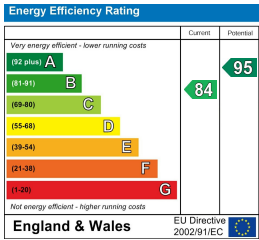
Floor Plan



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](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)