



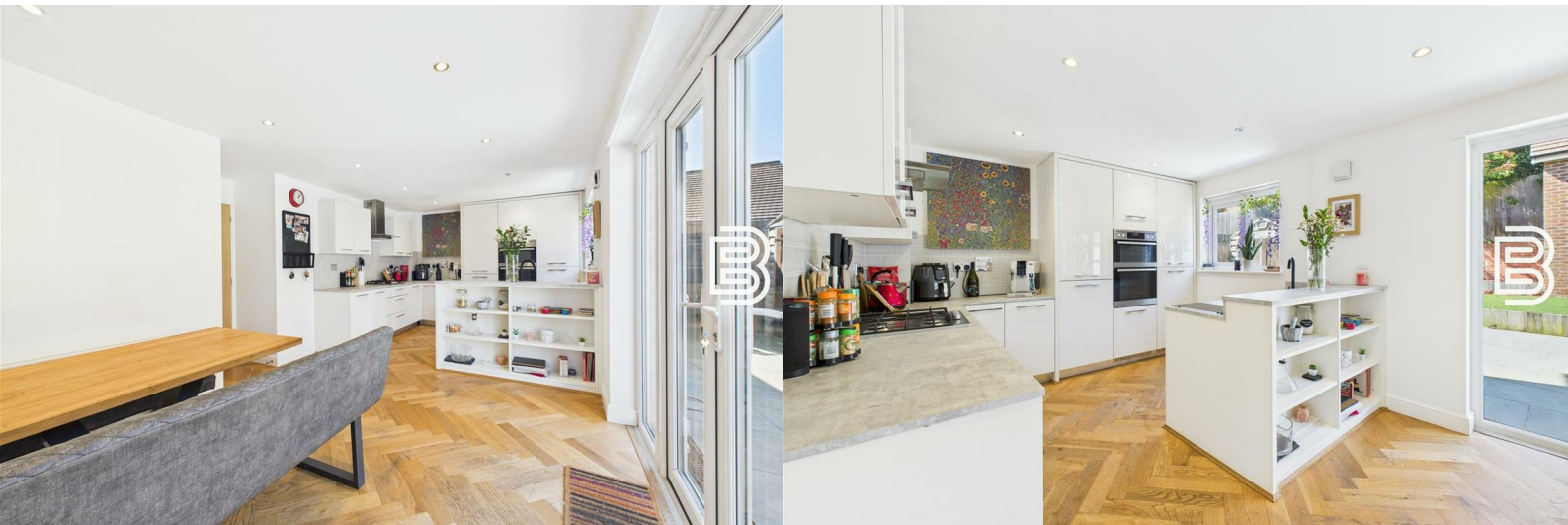
Ellis Brooke



22 Bronze Road

Cawston, Rugby, CV22 7XN

Offers in excess of £400,000



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Entrance Hall

9'7" x 8'0" (2.93m x 2.45m)

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from oak flooring laid in a herringbone pattern. There are stairs that rise to the first floor and doors giving access through to.

Living Room

15'11" x 11'5" (4.86m x 3.5m)

A good sized room that benefits from a bay window to the front elevation. The room further benefits from a continuation of the oak flooring laid in a herringbone pattern found throughout the ground floor.

Kitchen Family Room

10'1" x 22'3" (3.08m x 6.79m)

An impressive room located to the rear elevation of the home. The room has a continuation of the oak flooring laid in a herringbone pattern. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen, there are a range of fitted appliances which include a fridge/freezer, dishwasher, electric oven, combination oven and four ring gas hob with extractor fan over. The kitchen area is separated from the remainder of the room with a useful breakfast style bar area with storage beneath. The remainder of the room provides ample space for a dining table and seating. The room gives access to a useful storage cupboard and in addition to the rear elevation there is a window and double opening doors giving access to the garden. From the kitchen a door gives access through to.

Utility Room

6'0" x 5'10" (1.85m x 1.78m)

With a base level unit that benefits from a

complementary worktop over. Within the utility room there is space and plumbing for a washing machine. To the rear elevation is a door providing access to the garden, and in addition a door provides access through to.

WC

3'3" x 5'10" (1m x 1.79m)

With a low-level flush WC and wash hand basin with tiling to the splash back area. To the side elevation is a frosted window.

1st Floor Landing

The first floor landing has doors which provide access through to all bedrooms. Further to this a loft touch provides access to the loft and there is access to a useful storage cupboard.

Bedroom 1

13'0" x 9'1" (3.98m x 2.78m)

A good sized double bedroom that benefits from a bay window to the front elevation. This bedroom further benefits from a range of fitted wardrobes and its own ensuite.

Ensuite

4'0" x 7'1" (1.22m x 2.18m)

With a suite that comprises of a low level flush WC, wash hand basin and larger than average shower. Within the ensuite the walls and floor are fully tiled and there is a wall mounted heated towel rail. To the side elevation there is a frosted window.

Bedroom 2

10'5" x 12'5" (3.19m x 3.81m)

A double bedroom, used by the current owners as a home office. With a window to the rear elevation, providing a view over the garden.

Bedroom 3

9'9" x 8'10" (2.98m x 2.71m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

Bathroom

5'7" x 7'10" (1.72m x 2.4m)

With a suite that comprises of a low level flush WC, wash hand basin and paneled bath with mixer shower over. To the front elevation there is a frosted window and the bathroom further benefits from a heated towel rail and airing cupboard, which houses the hot water cylinder.

Rear Garden

With a paved patio to the immediate rear of the home which provides ample space for alfresco dining. This continues along the side of the home to a pedestrian gate giving access to the front. The remainder of the garden has been laid to artificial turf with some raised sleeper style beds with slate chippings.

Parking and Front Garden

The property benefits from a tarmac driveway which provides off-road parking for two vehicles and intern gives access to the garage. A paved pathway runs adjacent to the driveway and continues along the side of the home and gives access to the rear garden. The

remainder of the front garden has a range of mature shrubs and hedges planted.

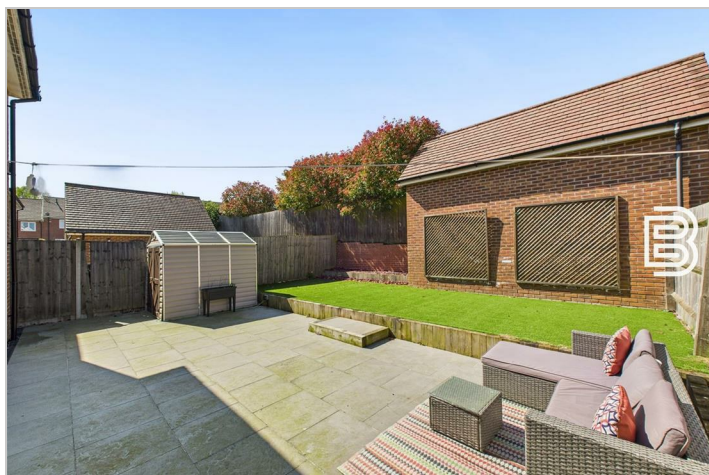
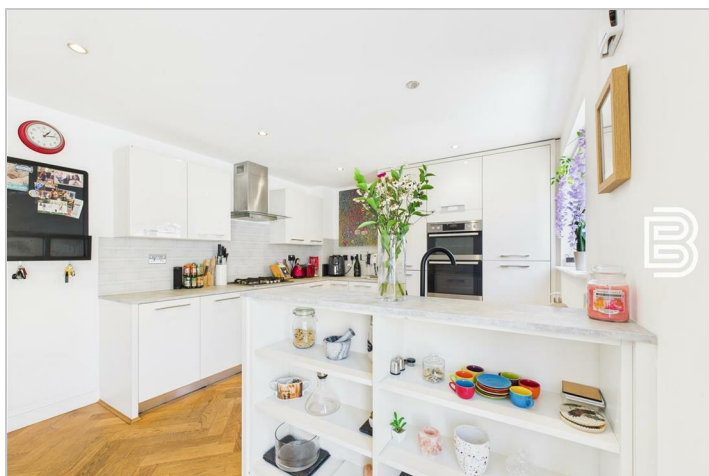
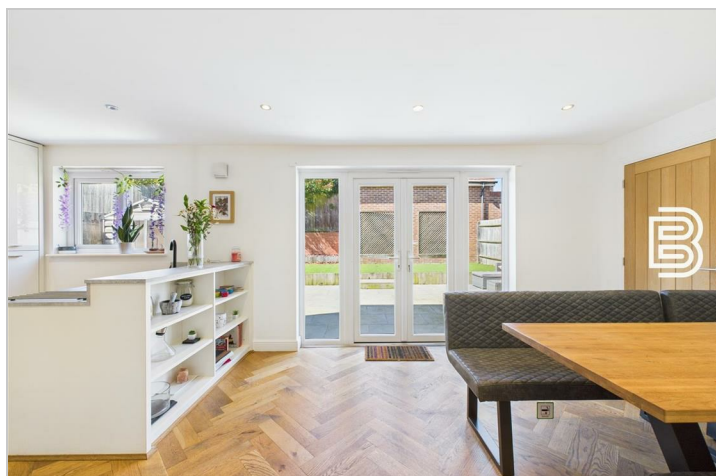
Garage

9'3" x 9'10" (2.84m x 3.01m)

With a manual up and over door to the front elevation. The garage houses the properties gas boiler along with meter and fuse board.

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



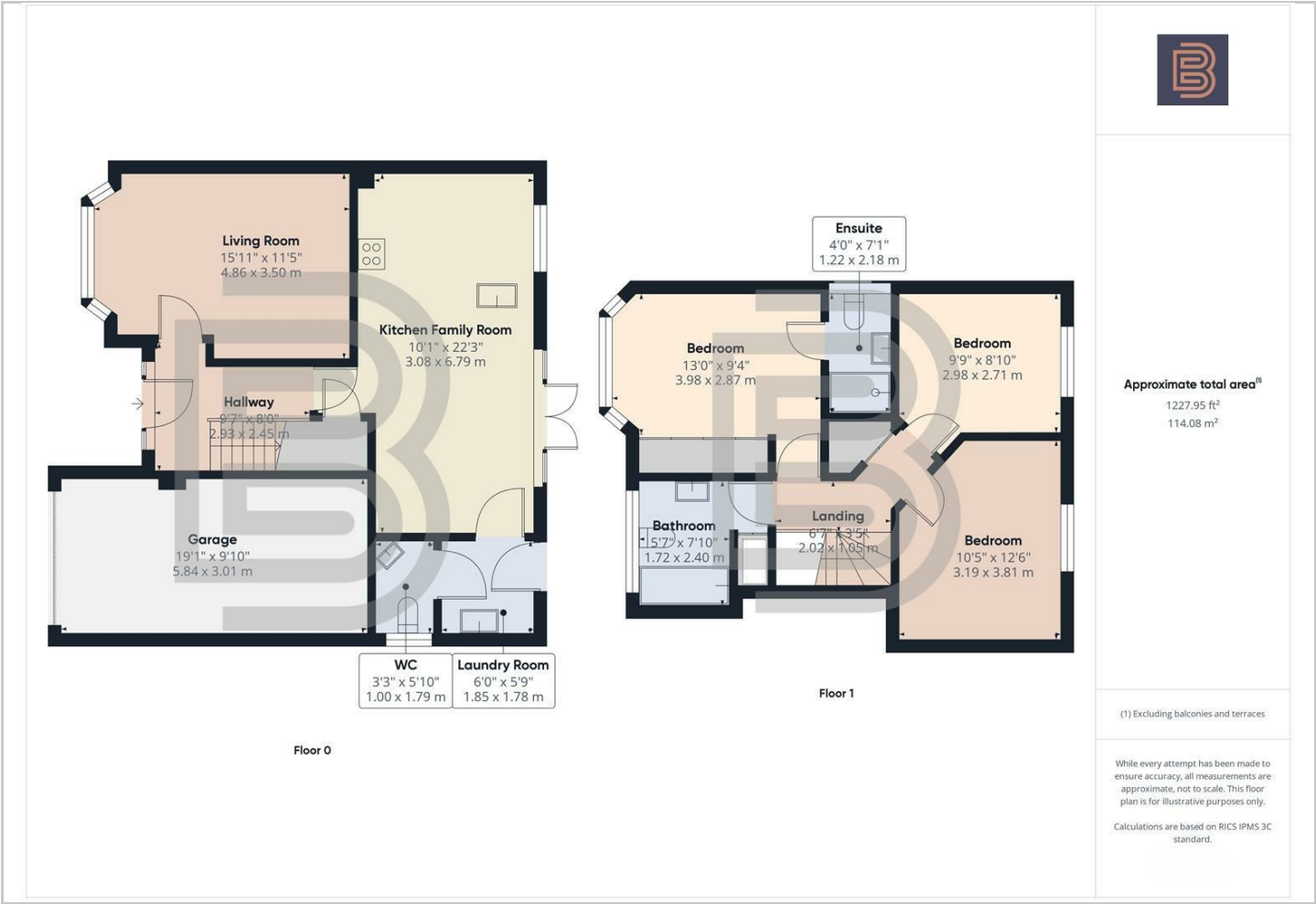
Hybrid Map



Terrain Map



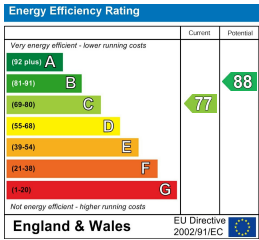
Floor Plan



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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