



Ellis Brooke



## 8 North Road

Clifton Upon Dunsmore, Rugby, CV23 0BW

**Guide price £495,000**



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## Entrance Porch

4'1" x 4'1" (1.26m x 1.25m)

Accessed through a composite front door. The entrance hall benefits from a tiled floor and provides ample space for cloaks storage. There are double opening doors which give access through to.

## Hallway

A spacious central hallway which benefits from a window to the side elevation that provides natural light. There are stairs that rise to the first floor, access to a useful under stairs storage cupboard and doors which give access through to all ground floor accommodation.

## Living Room

15'7" x 11'11" (4.77m x 3.65m)

A very spacious living room that could be defined into two separate rooms. To the side elevation there is a window, to the rear elevation sliding patio doors which give access to the garden and the room further benefits from a gas burning stove. There are two Velux windows.

## Kitchen Dining Room

15'7" x 10'6" (kitchen only) (4.77m x 3.22m (kitchen only))

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven, grill, five ring induction hob with extractor fan over, dishwasher and fridge freezer. To the side elevation there is a window and in addition a door which gives access into the utility space. To the rear elevation of the kitchen there is an arched opening to the dining area. The dining area benefits from a large window to the rear elevation which provides a view over the garden. From the dining area there is a further opening to the living room. Over the dining area there are two Velux windows.

## Utility

12'11" x 4'6" (3.95m x 1.39m)

To the front elevation there is a frosted door which gives access to the driveway. To the rear elevation a further door gives access to the garden. The utility has a fully tiled floor and there is plumbing and power for a washing machine and tumble dryer.

## Bedroom 1

15'10" x 10'7" (4.85m x 3.24m)

A spacious double bedroom with a window to the front elevation, giving a view over the driveway. This bedroom further benefits from a fitted cupboard.

## Bedroom 3

8'1" x 11'9" (2.48m x 3.59m)

A double bedroom used by the current owners as a home office. The room benefits from a window to the side elevation.

## Bathroom

8'9" x 7'11" (2.67m x 2.42m)

With a suite that comprises a low level flush WC, wash hand basin with vanity units under, paneled bath and separate shower cubicle with rainfall style attachment. Within the bathroom there is a frosted window to the side elevation, a wall mounted heated towel rail and the walls are part tiled.

## 1st Floor Landing

The first floor landing has a Velux window, gives access to under eaves storage and in addition there are doors giving access through to all first floor accommodation.

## Bedroom 2

15'6" x 10'2" (max) (4.74m x 3.1m (max))

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom further benefits from having access to under eaves storage and its own ensuite.

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### Ensuite

6'8" x 4'2" (2.05m x 1.28m)

With a suite that comprises a low-level flush WC, wash hand basin and bath with mixer shower attachment. There is tiling to the splash back areas and a frosted Velux window.

### Bedroom 4

7'7" x 10'3" (2.33m x 3.14m)

A single bedroom that benefits from a Velux window to the front elevation. This bedroom further benefits from access to under eaves storage.

### Rear Garden

To the rear of the home there is a private and enclosed garden, enclosed by fencing to all elevations. To the immediate rear of the property is a large patio area which provides ample space for seating and alfresco dining. From here there are steps or sloped access to the remainder of the garden, which in the main has been laid to lawn. Further to this there are two useful storage sheds. To the side of the property there is gated access to the driveway.

### Front Garden and Driveway

To the front of the home there is a good sized block paved driveway, which provides off-road parking for

several vehicles. The driveway provides access to the properties garage. A planting area is covered with the gravel stone with a tree set within. From the driveway there is access to the front door.

### Garage

15'3" x 8'0" (4.67m x 2.45m)

With a manual up and over door to the front elevation and further pedestrian door to the side elevation.

### 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



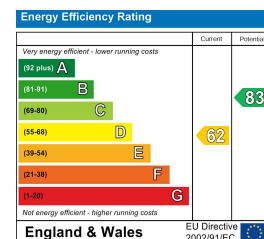
## Floor Plan



## 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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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk