



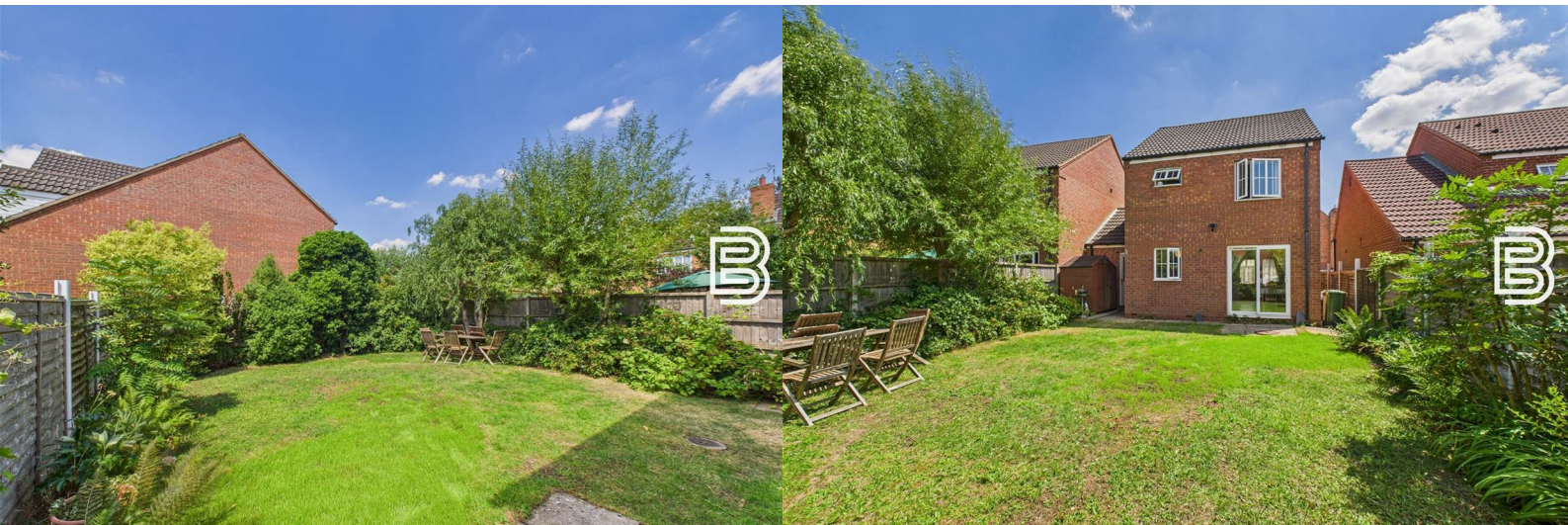
# Ellis Brooke



## 35 Durrell Drive

Cawston, Rugby, CV22 7GW

**Guide price £335,000**





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## Entrance Hall

3'5" x 8'10" (1.06m x 2.71m)

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor and doors which give access to the WC and living room.

## Living Room

13'9" x 13'8" (4.21m x 4.18m)

A spacious room that benefits from two windows to the front elevation that provide natural light. The room further benefit benefits from access to a useful storage cupboard. To the rear elevation of the room is an opening through to the dining room.

## Dining Room

8'8" x 9'2" (2.66m x 2.81m)

With an opening to the living room, the dining room benefits from sliding patio doors to the rear that provide access to the garden. In addition there is a doorway which gives access through to the kitchen.

## Kitchen

8'0" x 9'1" (2.44m x 2.79m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the rear elevation there is a window which provides a view over the garden and within the kitchen there is a fitted electric oven with four ring gas hob and extractor fan over. In addition there is space and plumbing for a

washing machine, dishwasher and tall fridge freezer.

## W/C

2'11" x 4'8" (0.9m x 1.43m)

With a low level flush WC and wash hand basin. Within the WC, the walls are part tiled and to the front elevation is a frosted window.

## 1st Floor Landing

The first floor landing gives access to the properties airing cupboard along with access to the loft via a loft hatch. There are doors which give access to all first floor accommodation.

## Bedroom 1

10'5" x 10'1" (3.19m x 3.08m)

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom benefits from a range of fitted wardrobes and its own ensuite.

## Ensuite

7'11" x 2'10" (2.43m x 0.88m)

With a suite that comprises a low level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are part tiled.

## Bedroom 2

10'0" x 9'3" (3.05m x 2.82m)

A good sized double bedroom with a window to the front elevation. This bedroom benefits from a useful fitted storage cupboard.

### Bedroom 3

7'0" x 8'7" (2.14m x 2.63m)

A single bedroom with a window to the front elevation.

### Bathroom

6'6" x 5'8" (1.99m x 1.73m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with mixer shower attachment over. Within the bathroom the walls are part tiled and there is a frosted window to the rear elevation.

### Rear Garden

A private and enclosed rear garden. In the main the garden has been laid to lawn with a small patio area to the immediate rear of the property. To the side elevation there is a pathway which provides gated access to the front of the home. To the opposite side there is a doorway which gives access to the garage.

### Front Garden and Driveway

There is a tarmac driveway which provides

off-road parking for 2/3 vehicles. The remainder of the space to the front has been laid to lawn. The driveway gives access to the garage.

### Garage

8'2" x 17'1" (2.51m x 5.22m)

With a manual up and over door to the front elevation. The garage benefits from further storage space available within the rafters and to the rear elevation is a door which gives access to the garden.



Road Map



Hybrid Map



Terrain Map



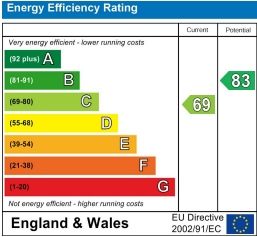
Floor Plan



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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