



Ellis Brooke



12 Hart Close

, Rugby, CV21 3TP

Guide price £385,000



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Entrance Porch

Accessed through a composite front door. The entrance porch has a door which gives access through to.

Entrance Hall

Provides access to a useful under storage cupboard, has stairs that rise to the first floor and doors giving access through to.

Dining Room

11'5" x 12'6" (3.49m x 3.83m)

A good size room that benefits from a bay window to the front elevation.

Living Room

9'9" x 14'6" (2.99m x 4.44m)

To the rear elevation there are windows and double opening doors which provide a view over and give access out to the garden. The room for benefits from a feature fireplace.

Kitchen

13'0" x 7'10" (3.97m x 2.4m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven and combination oven along with a four ring electric hob. To the side elevation is a window. An opening gives access through to the garden room. In addition, a further doorway provides access through to the utility room.

Utility Room

6'3" x 8'3" (1.93m x 2.54m)

The utility room provides space and plumbing for a washing machine and tumble dryer and has some raised fitted storage. There is a door which gives access to a ground floor shower room and further door providing access to the garage.

Garden Room

11'2" x 12'0" (3.41m x 3.66m)

With a fully tiled floor throughout and a log burner. To the rear elevation, there are double opening doors giving access through to the conservatory. There are windows to both side elevations.

Conservatory

12'0" x 12'0" (3.67m x 3.67m)

With paved flooring throughout and sliding windows to all elevations.

Ground Floor Shower Room

5'7" x 5'0" (1.71m x 1.53m)

With a suite that comprises of a low level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. Within the shower room the walls and floor are fully tiled and there is a frosted window to the front elevation.

First Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition there are doors which provide access through to all the first floor accommodation.

Bedroom 1

9'6" x 13'0" (2.9m x 3.97m)

A good sized double bedroom that benefits from a bay window to the front elevation. The bedroom further benefits from a range of fitted wardrobes, cupboards and drawers.

Bedroom 2

11'7" x 11'5" (3.54m x 3.48m)

A good sized double bedroom with a fitted storage cupboard, which houses the properties hot water cylinder. To the rear elevation there is a window that provides a view over the garden.

Bedroom 3

5'9" x 14'9" (1.77m x 4.51m)

A large single bedroom that benefits from dual aspect windows found to both the rear and side elevations.

Bedroom 4

12'5" x 7'5" (3.81m x 2.27m)

A spacious single bedroom with two windows to the front elevation.

Bathroom

6'0" x 6'5" (1.84m x 1.97m)

With a suite that comprises of a WC, wash hand basin with vanity unit under and paneled bath with rainfall style shower above. Within the bathroom the walls and floor are fully tiled and into the rear elevation is a frosted window.

Garage

10'11" x 13'7" (3.35m x 4.16m)

With a manual up and over door to the front elevation and door to the rear elevation providing access to the outside. A type 2 car charging point is installed within the garage.

Rear Garden

A mature garden with various spaces and patios created throughout. The garden is dispersed with a variety of mature shrubs, hedges and planting. The garden benefits from a useful summer house and further storage sheds. A small area has been laid to lawn and a gravel area provides space for alfresco dining.

Located within the rear garden is a sauna building. The building comprises of a lobby area, shower and sauna.

Driveway

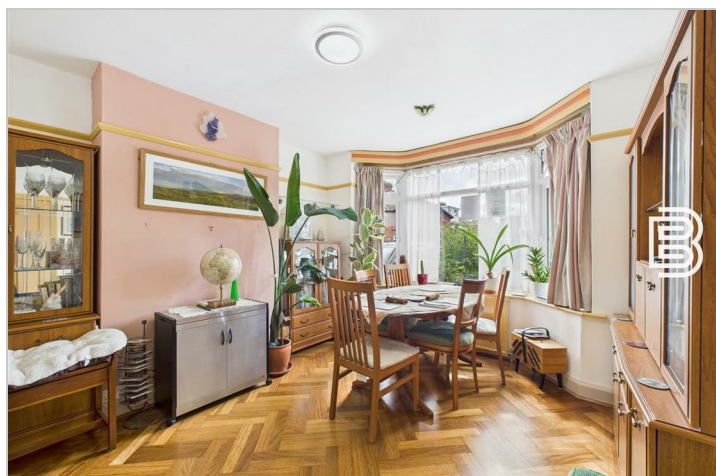
To the front of the home there is a good size driveway which provides off road parking for several vehicles. The driveway is laid to a combination of block paving and concrete. In addition there is an area which has been laid to lawn and there are some mature hedges.

Solar Panels

The property benefits from a suite of owned solar panels.

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



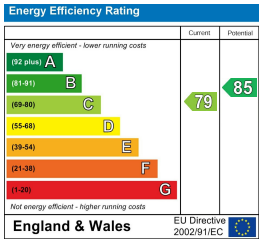
Floor Plan



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.



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