



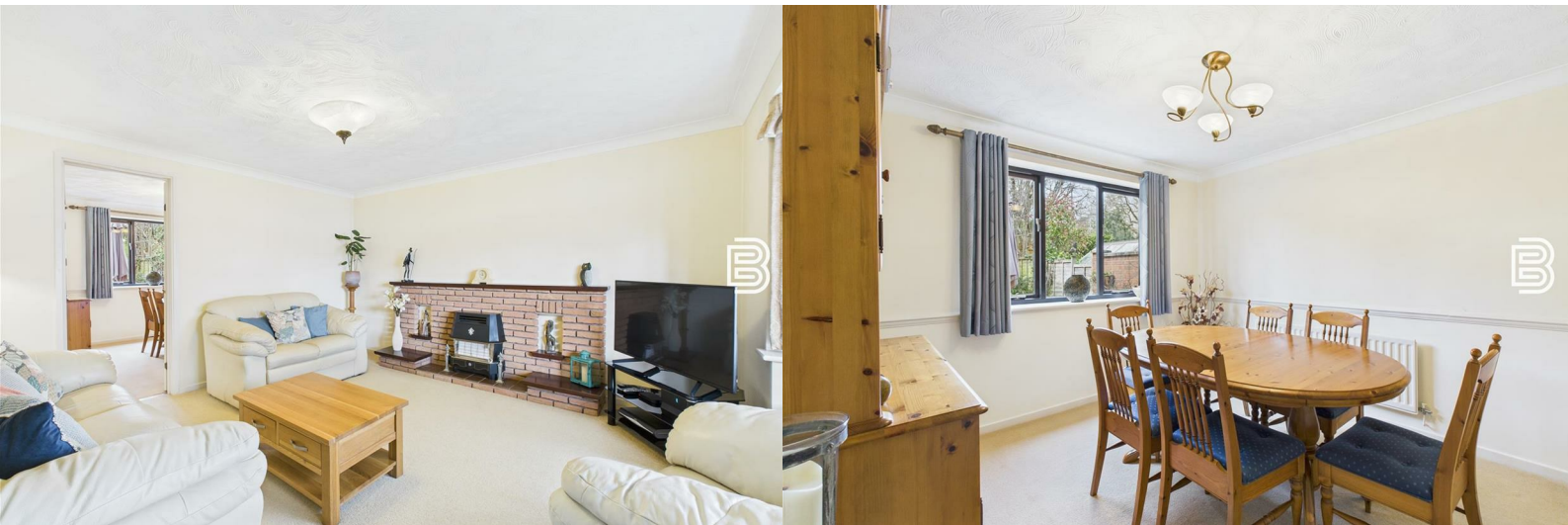
Ellis Brooke



4 Harebell Way

, Rugby, CV23 0TT

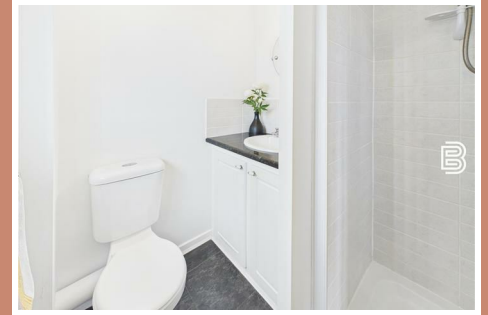
Guide price £345,000



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Hallway

Wooden part glazed front door. Stairs to first floor. Radiator. Door to Lounge. Door to Kitchen. Under-stairs cupboard.

Lounge

Single glazed square bay window to the front aspect. Radiator. Door to Dining Room. Coving. Brick style fireplace area.

Dining Room

Single glazed window to the rear aspect. Radiator. Door to Kitchen. Coving. Dado rail.

Kitchen

Single glazed window to the rear aspect. Radiator. Door to Utility. Courtesy door to Garage. Range of base and eye level units with work surface over and tiling to splashbacks. Stainless steel sink/drain. Space for cooker with extractor over and hob. Space for under counter appliance (such as a fridge or freezer). Dado rail.

Utility Room

Single glazed door to the rear garden and window to the side. Door to WC. Additional sink and work surface. Space and plumbing for washing machine and dishwasher. Wall mounted Worcester boiler.

Guest WC

Single glazed window to the side aspect. Low flush WC. Wall mounted wash hand basin. Tiling to splashbacks. Radiator.

Landing

Doors off to all four bedrooms. Door to bathroom. Airing cupboard. Primary loft access hatch.

Bedroom One

Single glazed square bay window to the front aspect. Radiator. Door to En-Suite. Fitted wardrobe.

En-Suite

Single glazed window to the front aspect. Wash hand basin set into vanity unit with storage. Low flush WC. Fully tiled enclosed shower cubicle. Radiator.

Bedroom Two

Single glazed windows to two aspects. Two radiators. Secondary loft access hatch.

Bedroom Three

Single glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom Four

Single glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bathroom

Single glazed window to the side aspect. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Fully tiled.

Front Garden

Lawned fore garden adjacent to driveway.

Central soil flower bed with shrubs and small tree.

Driveway

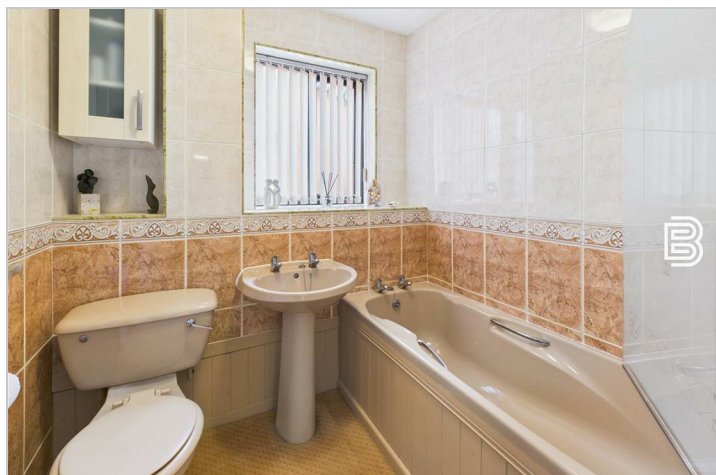
Side by side parking for two vehicles. Leads to garage. Side gate into garden.

Garage

Metal up and over door. Courtesy door into kitchen. Power and light connected.

Rear Garden

Block paved full width patio. Side access gate. Sloped flower bed. Four steps to lawned area which has mature borders. Stepping stones at one side. Rear garden is fully enclosed by timber fencing.



Road Map



Hybrid Map



Terrain Map



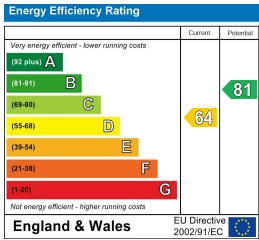
Floor Plan



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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