



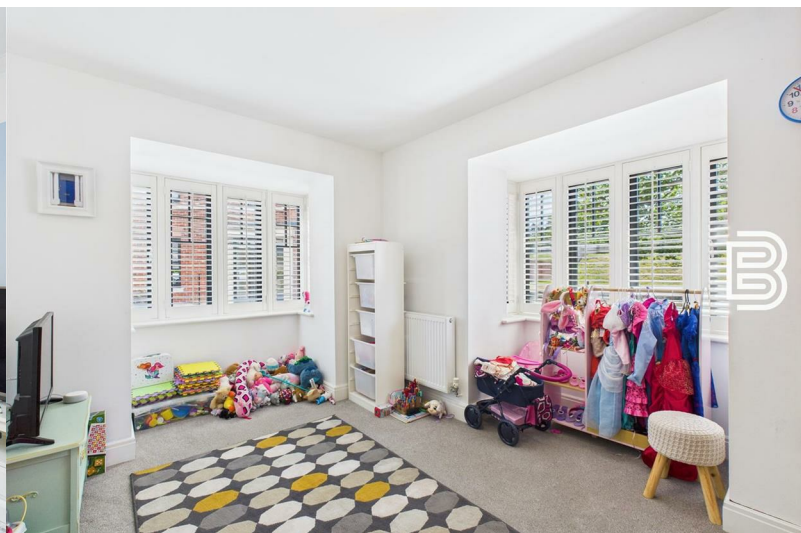
Ellis Brooke



17 Clinton Crescent

Coton House Estate, Rugby, CV23 0FS

Guide price £560,000



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Hallway

Composite front door with double glazed panel. Wood effect flooring. Stairs to first floor. Radiator. Under-stairs cupboard. Double doors to Lounge. Doors off to Family Room, WC and Kitchen. Coving.

Lounge

Double glazed bay window with fitted shutters. Double glazed French Doors to the garden. Two radiators. Wood effect flooring. Coving.

Family Room/Play Room

Two double glazed windows with fitted shutters. Two radiators.

Kitchen/Diner

Two double glazed windows with fitted shutters. French Doors to the garden. Door to Utility. Tiled flooring. Two radiators. Full range of gloss base and eye level units with work surfaces over and under cabinet feature lighting. One and a half bowl inset sink/drainage with mixer tap. Integrated fridge and freezer. Integrated dishwasher. Integrated hob and extractor. Integrated oven. Inset spotlights. Under cabinet lighting.

Utility

Continuation of tiled floor. Work surface. Cupboard housing boiler. Space and plumbing for washing machine and dryer. Radiator. Additional sink/drainage.

Guest WC

Continuation of hallway flooring. Extractor. Low flush WC. Wall mounted wash hand basin. One panelled wall. Automatic inset spotlights.

Landing

Doors off to all 5 bedrooms and bathroom. Airing cupboard. Loft access hatch. Coving. Radiator.

Bedroom One

Double glazed windows to two sides with fitted shutters. Two radiators. Door to En-Suite. Fitted wardrobe.

En-Suite

Enclosed shower cubicle. Wall mounted wash hand basin. Low flush WC. Extractor. Tiled flooring. Heated towel rail. Inset spotlights. Shaver point.

Bedroom Two

Double glazed window with fitted shutters. Fitted wardrobe. Radiator.

Bedroom Three

Double glazed windows to two aspects (one with fitted shutters). Radiator. Fitted wardrobe.

Bedroom Four

Double glazed window with fitted shutters. Radiator.

Bedroom Five / Office

Double glazed window with fitted shutters. Radiator.

Family Bathroom

Double glazed window. Heated towel rail. Tiled floor. Low flush WC. Wall mounted wash hand basin. Panelled bath with shower over. Inset spotlights. Extractor. Shaver point.

Front Garden

Wrapping around two sides of the property and enclosed by low level metal fence with some box hedging. Borders plus small trees, plants and flowers. Low maintenance stone and gravel sections. Pathway leading to front door.

Driveway

Block paved private driveway for 3 cars. Leads to single garage. Gate into rear garden.

Garage

Up and over door. Power and light connected. Storage in the roof space.

Rear Garden

Enclosed by a mixture of timber fencing and brick wall. Gate to driveway. Patio area leading to

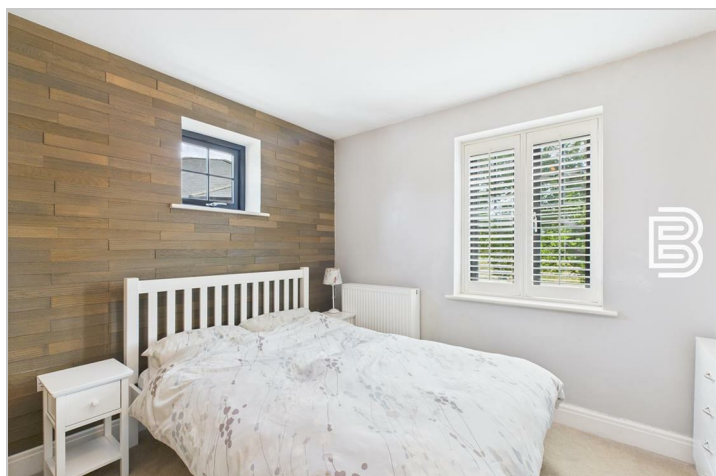
wood chipping and lawned sections. Slightly raised decked seating area. Low maintenance gravel area to the corner. Borders.

Area Notes

Due to its individuality, esteem and private location with the feel of a Gated Estate, there is an applicable management charge of £500 for each 6 monthly period.

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.



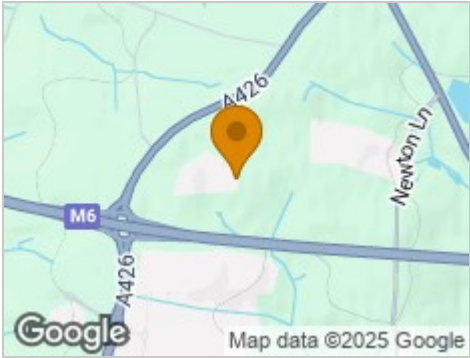
Road Map



Hybrid Map



Terrain Map



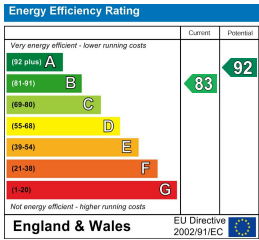
Floor Plan



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