



Ellis Brooke



## 11 Plantain Way

Coton Park, Rugby, CV23 0FG

**Guide price £310,000**



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## Entrance Hall

6'10" x 11'7" (2.09m x 3.54m)

The property is accessed through a front door where you arrive in the entrance hall. Which has a fully tiled floor throughout and stairs that rise to the first floor landing. Further to this there are doors which provide access through to all ground floor accommodation.

## Living/Dining Room

15'5" x 17'3" (4.7m x 5.26m)

A spacious room that provides ample space to be used as a living room and dining room. To the rear elevation there are double opening doors that provide natural light and provide access to the garden. A further window is found to the side elevation. The room also benefits from a useful under stairs storage cupboard.

## Kitchen

8'1" x 11'11" (2.48m x 3.64m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There are a range of fitted appliances which include a dishwasher, fridge/freezer and washing machine. The kitchen has a continuation of the tiled floor found in the entrance hall. To the front elevation there is a bay window providing natural light. To the rear of the room there is a door giving access through to the living/dining room.

## WC

2'8" x 5'7" (0.82m x 1.71m)

With a low-level flush WC and corner hand basin. There is tiling to the splash back areas and a fully tiled floor.

## 1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition access to the properties airing cupboard. Further to this there are doors that provide access through to all first floor accommodation.

## Bedroom 1

10'6" x 10'7" (3.22m x 3.23m)

A good sized double bedroom that benefits from a window to the rear elevation that provides a view over the garden. Another benefit of this bedroom is the walk in closet that provides ample space for clothes hanging and storage. Further to this there is a door which provides access through to the ensuite.

## Ensuite

4'5" x 6'4" (1.35m x 1.95m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. To the side elevation there is a frosted window and there is tiling to all the splash back areas.

## Walk in Closet

3'11" x 5'1" (1.2m x 1.55m)

Providing ample space for clothes hanging and storage.

## Bedroom 2

8'5" x 11'9" (2.58m x 3.59m)

A double bedroom with a window to the front elevation.

## Bedroom 3

6'6" x 10'4" (1.99m x 3.16m)

A good sized single bedroom with a window to the front elevation.

## Bathroom

8'5" x 5'4" (2.57m x 1.64m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath. To the side elevation there is a frosted window, there is tiling to the splash back areas and there is a wall mounted heated rail.

## Rear Garden

To the immediate rear of the property is a patio that provides ample space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn. To the side elevation there is gated access to the driveway.

## Front and Parking

The property is accessed from the public highway along a paved pathway. The remainder of the front garden is laid to two areas of lawn with a hedged boundary to the front elevation. To the side of the home there is a generously sized tarmac driveway, which provides ample off-road parking for 2/3 vehicles. The driveway provides access to the properties single garage. From the driveway there is gated access to the garden.

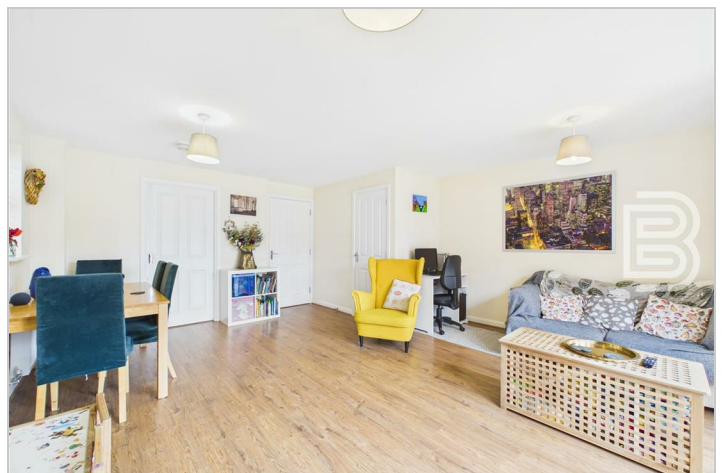
## Garage

8'11" x 16'4" (2.73m x 4.99m)

The garage benefits from having light and power connected. To the front elevation there is a manual up and over door and further storage is available within the rafters.

## 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



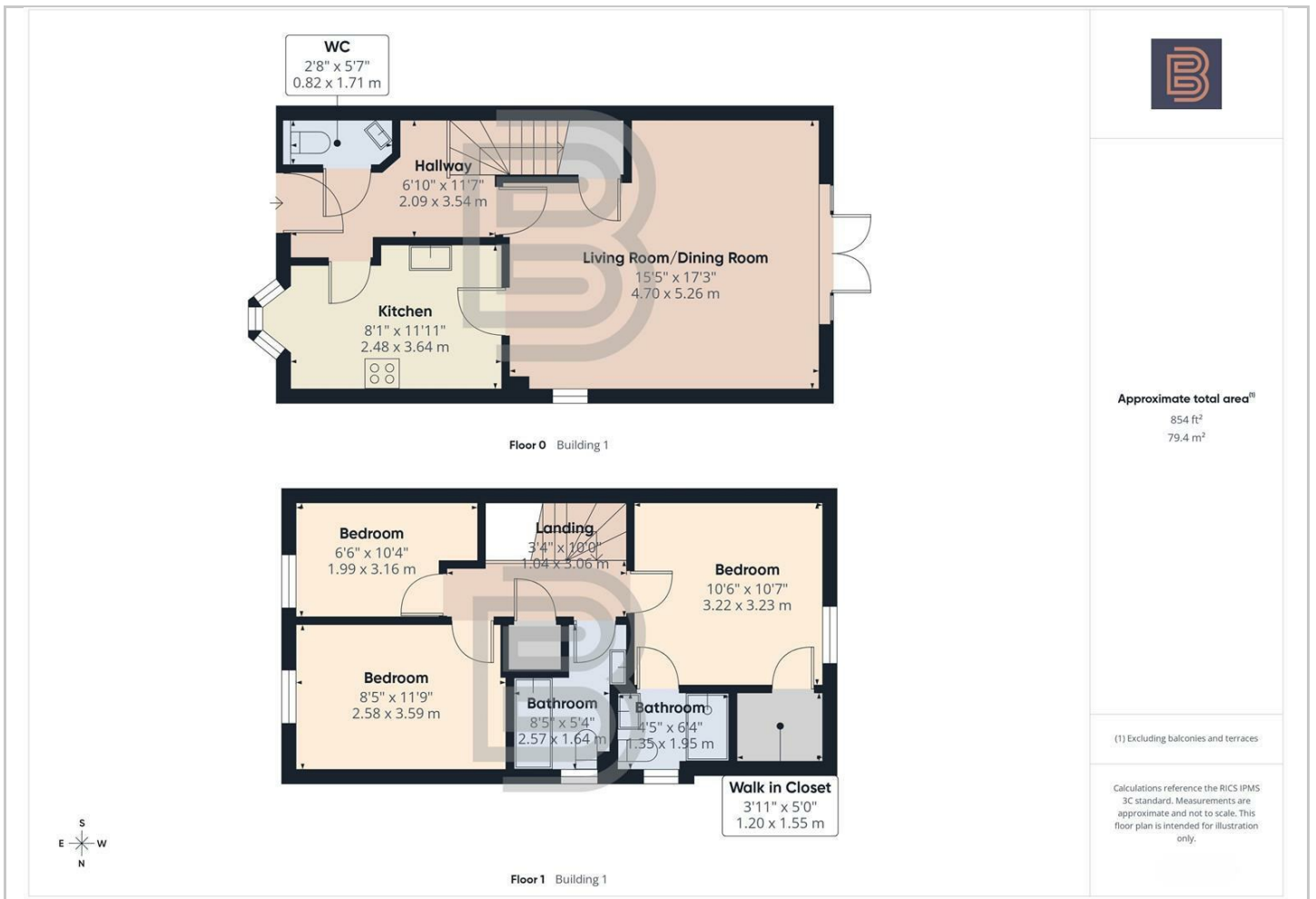
## Hybrid Map



## Terrain Map



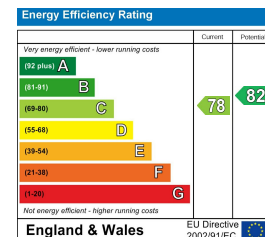
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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