



Ellis Brooke



5 Spruce Close
Eden Park, Rugby, CV21 1UP

Guide price £365,000



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Hallway

Composite front door with central glazed panel. Amtico flooring. Stairs to first floor. Door to WC. Door to Kitchen/Diner. Double doors to Lounge. Storage cupboard with light. Radiator.

Guest WC

Amtico flooring. Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

Lounge

Dual aspect room with French doors to the patio and garden plus a square walk-in bay window. Amtico flooring. Two radiators.

Kitchen/Diner

Dual aspect with a window to the front and a square bay. Amtico flooring. Radiator. Full range of base and eye level units with stylish work surface over. One and half bowl inset stainless steel sink/drainer with directional mixer tap. Integrated oven with gas hob and extractor. Under cabinet lighting. Integrated fridge and freezer. Integrated dishwasher and washing machine.

Landing

Doors off to 3 bedrooms plus bathroom. Loft access hatch. Double glazed window to the rear aspect. Airing cupboard.

Bedroom One

Double glazed window to the garden. Door to En-Suite. Radiator. Built in wardrobe.

En-Suite

Double glazed window. Amtico flooring. Extractor. Shaver point. Heated towel rail. Fully tiled double shower cubicle. Low flush WC. Wash hand basin with storage below. Tiling to splashbacks.

Bedroom Two

Double glazed window to the front aspect. Radiator. Built in wardrobe.

Bedroom Three

Double glazed window to the side aspect. Radiator.

Family Bathroom

Double glazed window to the front aspect. Amtico flooring. Extractor. Shaver point. Heated towel rail. Panelled bath with shower over. Low flush WC. Wash hand basin with storage below.

Frontage

Shallow lawned frontage with shrub and plant border plus paving leading to front door and canopy porch.

Rear Garden

Enclosed to two sides by brick wall and to one side by timber fence. Access gate onto the Driveway. Initial full width patio with pathway leading to rear gate. Several shrubs. Mainly laid to lawn.

Driveway & Garage

Driveway for at least 2 cars which leads to a

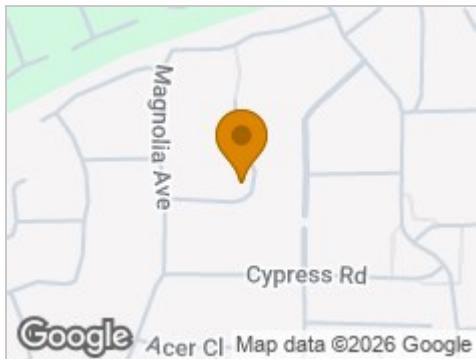
Detached Garage which has light and power connected with an up and over door.

Money Laundering Regulations

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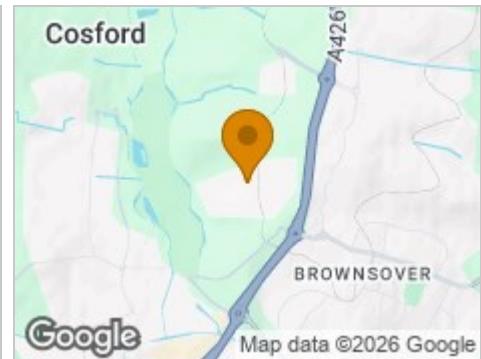
Road Map



Hybrid Map



Terrain Map



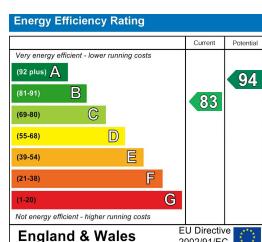
Floor Plan



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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