



# Ellis Brooke



## 3 Cherwell Way

Long Lawford, Rugby, CV23 9SU

**Guide price £315,000**





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## Hallway

Wooden front door with part glazing into hallway. Double glazed window. Wood effect flooring. Double doors to Lounge. Door to Kitchen. Door to WC. Radiator. Stairs to first floor. Coving.

## Lounge

17'1" x 11'8" (5.21m x 3.56m)

Double glazed window. Radiator. Door to Dining Room. Wood effect flooring. Coving.

## Dining Room

12'3" x 7'8" min (3.73m x 2.34m min)

French doors to garden. Radiator. Doorway to Kitchen. Coving. Wood effect flooring.

## Kitchen

11'6" x 7'2" (3.51m x 2.18m)

Double glazed window onto the rear garden. Double glazed door. Range of base and eye level units with work surface over. Wood effect flooring. Composite sink/drainage with mixer tap. Under cabinet lighting. Oven. Integrated fridge and freezer. Washing machine.

## Downstairs Guest WC

Double glazed window. Low flush WC. Wash hand basin. Wood effect flooring. Radiator.

## Landing

Doors off to all 4 bedrooms plus bathroom. Loft access hatch. Positive air pressure fan with pollen filter.

## Bedroom One

11'5" x 8'8" (3.48m x 2.64m)

Double glazed window to the rear aspect. Radiator. Wood effect flooring. Over-stairs cupboard.

## Bedroom Two

14'3" x 8'9" max (4.34m x 2.67m max)

Double glazed window to the front aspect. Radiator.

## Bedroom Three

9'5" x 6'4" min (2.87m x 1.93m min)

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

## Bedroom Four

8'7" x 6'4" (2.62m x 1.93m)

Double glazed window. Radiator.

## Bathroom

Double glazed window. Panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Radiator.

## Parking/Frontage

Block paved parking in front of garage plus low maintenance stone chipping parking area at the front. Timber access gate into garden.

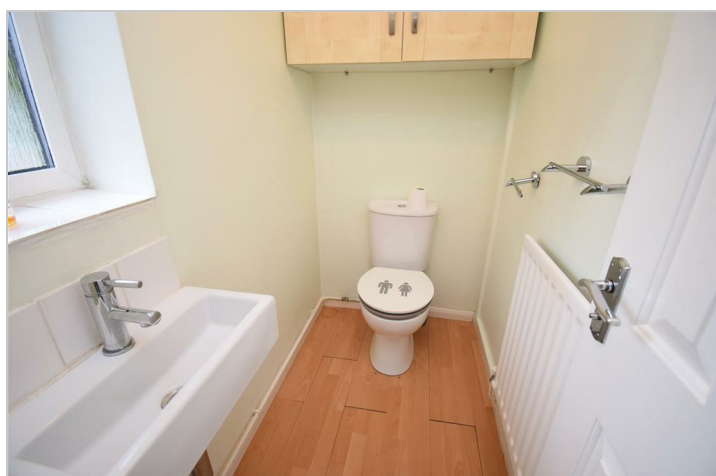
## Garage

Metal up and over door.

## Garden

Fully enclosed by quality timber fencing. Side

gate leading to parking. Initial patio. Two steps up to lawned area with further patio area at the back. Covered seating.



Road Map



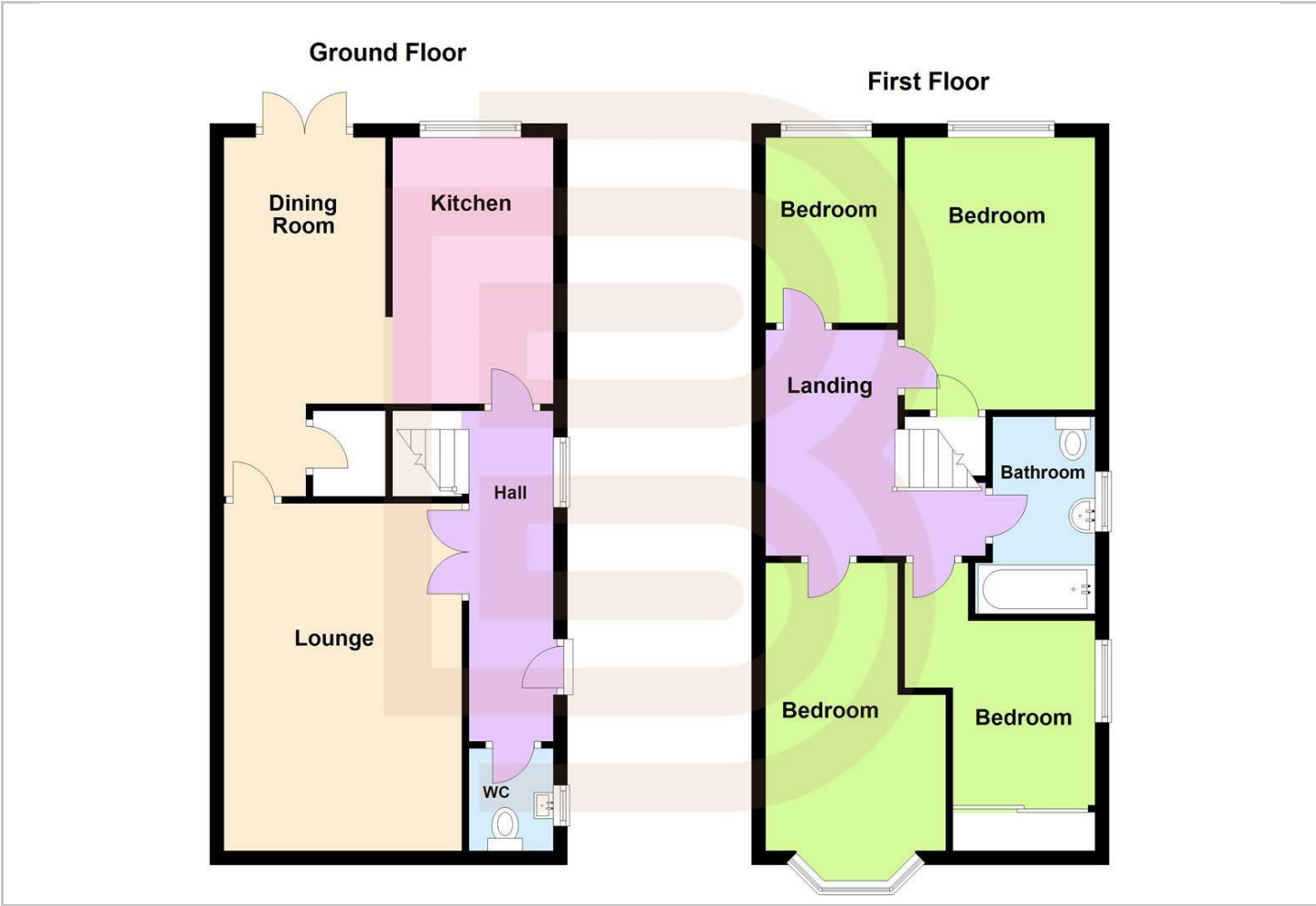
Hybrid Map



Terrain Map



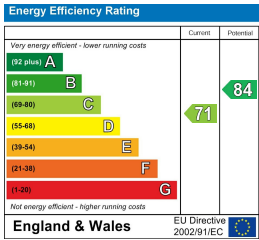
Floor Plan



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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