



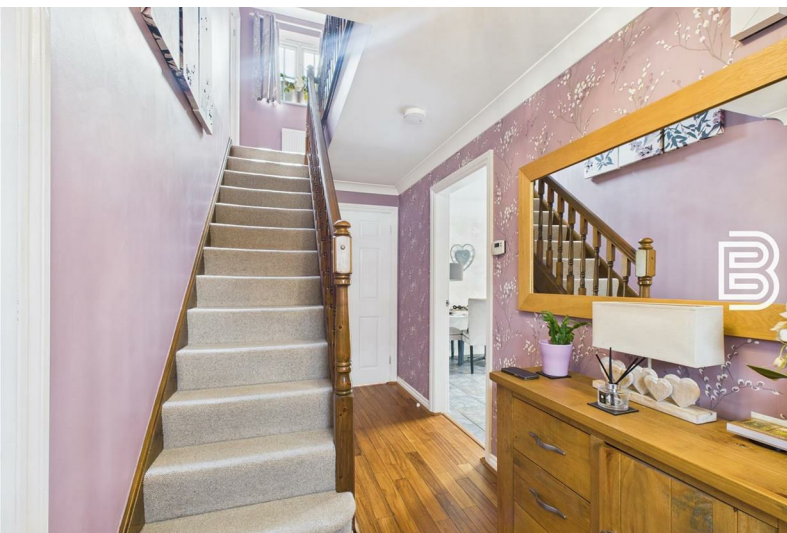
Ellis Brooke



5 Sandpiper Close

Coton Park, Rugby, CV23 0WP

Guide price £325,000



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Hallway

Composite front door. Wood effect flooring. Stairs to first floor. Radiator. Under-stairs cupboard. Door to Lounge. Door to WC. Door to Kitchen. Coving.

Lounge

Double glazed windows to two sides. Two radiators. Gas fire with marble surround. Coving.

Guest WC

Double glazed window. Low flush WC. Pedestal wash hand basin. Extractor. Radiator. Inset spotlight.

Kitchen/Diner

Double glazed window plus French Doors into Conservatory. Radiator. Tiled flooring. Full range of base and eye level units with stylish work surfaces over and under cabinet feature lighting. Integrated oven & microwave, hob and extractor. Integrated dishwasher. Integrated fridge and freezer. Sauber 1.5 bowl sink with black glass surround and left hand drainer.

Conservatory

Traditional dwarf wall and uPVC construction. Double doors to garden. Internal courtesy door into garage. Tiled flooring.

Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Airing cupboard. Radiator. Double glazed window. Coving.

Bedroom One

Double glazed window. Radiator. Two fitted wardrobes. Door to En-Suite. Coving.

En-Suite

Double glazed window. Radiator. Enclosed shower cubicle. Extractor. Wash hand basin set into vanity unit. Low flush WC. Tiled floor. Inset spotlights.

Bedroom Two

Double glazed window. Radiator. Fitted wardrobe. Coving.

Bedroom Three

Double glazed window. Radiator. Fitted wardrobe. Coving.

Family Bathroom

Double glazed window. Angled panelled bath. Low flush WC. Tiled flooring. Wash hand basin set into vanity unit. Radiator. Inset spotlights. Extractor. Shaver point.

Front Garden

Mature frontage with flower, plants and shrubs to include roses. Pathway leading to front door and canopy porch which then runs alongside to a garden gate.

Parking & Garage

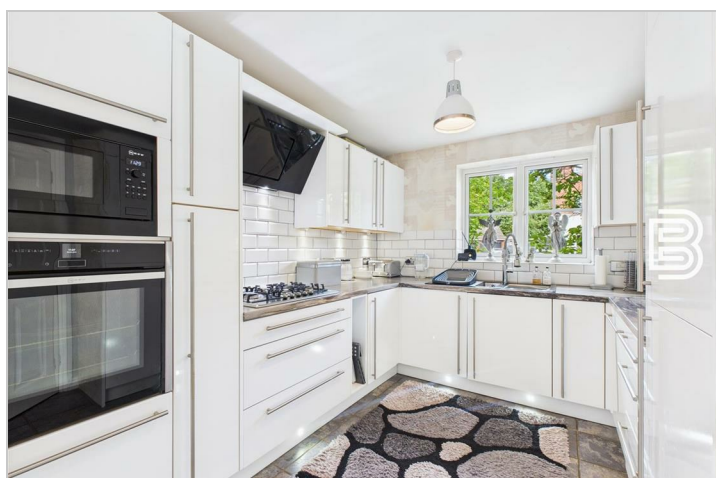
Located to the side of the property. Block paved driveway area leading to garage. Garage has power and light connected plus roof area storage space and courtesy door into Conservatory.

Rear Garden

Low maintenance pretty garden enclosed by brick walls for the most part. Gate to the front garden. Two wooden pergola areas to indicate alfresco dining part and hot tub space. Outside power sockets. Outside tap. Sleeper style slabs around the outskirts and border areas. Artificial grass.

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



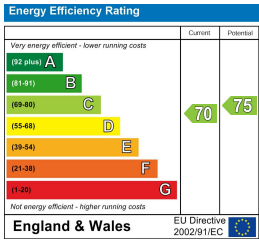
Floor Plan



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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