



Ellis Brooke



2 The Paddock

Newton, Rugby, CV23 0EE

Guide price £395,000



2 The Paddock

Newton, Rugby, CV23 0EE

Guide price £395,000



Porch

uPVC front door into porch. Inner wooden door to Hallway. Tiled floor. Two double glazed windows.

Hallway

Stairs to first floor. Under-stairs cupboard. Doors off to Guest WC, Kitchen & Lounge. Radiator.

Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Radiator. Tiled floor and fully tiled walls.

Lounge

Double glazed window to the front aspect. Two radiators. Door to Dining Room. Brick edged chimney breast area.

Dining Room

Double doors to Family Room and door to Kitchen. Radiator. Window into family room. Coving.

Family Room

Double glazed windows to two sides plus a double glazed door. Radiator. Tiled flooring.

Breakfast Kitchen

Double glazed window to the rear aspect. Opens through to Utility Room. Radiator. Breakfast bar seating. Base and eye level units with tiling to splashbacks. Tiled floor. Stainless steel sink/drainers with mixer tap. Integrated double oven and hob with extractor. Space for a

fridge/freezer. Space and plumbing for a dishwasher.

Utility Room

Double glazed door and window to the garden. Tiled floor. Stainless steel sink/drainers. Base and eye level units with tiling to splashbacks. Space and plumbing for washing machine and dryer. Radiator.

Landing

Double glazed window to the side aspect. Doors to all 4 bedrooms and shower room. Airing cupboard. Loft access hatch. Radiator. Coving.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes plus a further built-in cupboard. Small shower and wash room. Coving.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom Three

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

Bedroom Four

Double glazed window to the rear aspect. Radiator. Coving.

Shower Room

Double glazed window to the side aspect. Radiator. Tiled floor and fully tiled walls. Large

shower area. Wash hand basin and WC set into full length vanity unit.

Frontage

Laid primarily to stones and split into a driveway section and a fore-garden which has several shrubs and plants plus decorative paving. Low maintenance.

Driveway

Side-by-side parking for 2 vehicles (could possibly be extended to create more parking over onto the fore-garden area). Leads to the garage. Gated side access to the rear garden.

Tandem Garage

Double length (28 ft) garage with metal up and over door. Power and light connected. Courtesy door into the garden via a small storage area. Wall mounted Worcester boiler.

Rear Garden

Enclosed by timber fences and hedges. Side access gate. Courtesy door into garage. Initial

good size tiered patio with brick edged planter leading to central lawned area with substantial well stocked borders. Flower, small trees, plants and shrubs. Two trellis features.

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



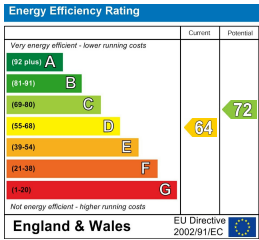
Floor Plan



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.



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