



Ellis Brooke



## 5 Mill Farm Close

Dunchurch, Rugby, CV22 6QL

**Guide price £425,000**



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## Porch

Double glazed door to the front with windows to the side. Further composite door into entrance area.

## Entrance

Stairs to first floor. Door into Lounge & Dining Room. Radiator.

## Lounge & Dining Room

Double glazed bay window to the front aspect. Double glazed doors to the garden. Door into Kitchen. Radiator. Feature brick faced fireplace area with alcoves.

## Kitchen

Double glazed window and door to the patio and garden. Door into Utility. Radiator. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drainers with mixer tap. Space for a cooker. Integrated fridge & integrated dishwasher.

## Utility

Door to under-stairs cupboard. Door to WC. Space and plumbing for two appliances (to include washing machine space).

## WC

Low flush WC. Wall mounted wash hand basin. Wall mounted Worcester combination boiler.

## Landing

Doors off to all 4 bedrooms and bathroom. Storage cupboard. Loft access hatch.

## Bedroom One

Double glazed window to the front aspect. Radiator.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear aspect. Currently used as an office with fitted shelving units.

## Bedroom Four

Double glazed window to the rear aspect. Radiator. Built in cupboard.

## Shower Room

Two double glazed windows to the rear aspect. Heated towel rail. Fully enclosed shower cubicle. Low flush WC. Wash hand basin with vanity unit.

## Frontage & Driveway

Access gates to both sides of the property which lead into rear garden. Off road parking leading to garage. Mature planter.

## Garage

Metal up and over door. Power and light connected.

## Rear Garden

Enclosed by timber fencing. Gated access along both sides of the property. Initial curved patio. Primarily laid to lawn with sweeping manicured

borders. Seating area. Shed at the end of the garden. Various plants, trees and shrubs.

### 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



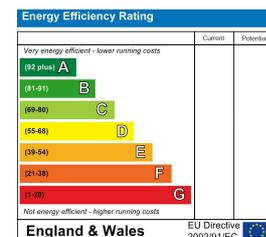
## Floor Plan



## 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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