



Ellis Brooke



8 Staverton Leys

, Rugby, CV22 5RD

Offers in excess of £600,000



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Hallway

Composite front door with double glazed panels. Two double glazed windows. Karndean flooring. Two radiators. Coving. Stairs to first floor. Door to WC, Kitchen and Living Room.

Guest WC

Low flush WC. Wash hand basin with vanity unit. Radiator. Extractor.

Living Room

Double glazed windows to the front and side aspects. Radiator. Charnwood Wood burner. Double doors onto Lounge. Coving.

Lounge

Double glazed sliding patio doors and double glazed window to the rear garden both of which have Saint-Gobain Planitherm 4S glazing. Additional double glazed window to the front aspect. Door into Kitchen. Two radiators, Coving. Daikin Air Conditioning unit.

Breakfast Kitchen

Door into Family Room. Double glazed window to the rear garden with Saint-Gobain Planitherm 4S glazing. Full range of base and eye level units with stylish work surfaces over and splashbacks. Sink with Quooker tap. Under cabinet feature lighting. Integrated Neff Combi oven with microwave plus separate integrated steam facility oven. Integrated Neff hob with extractor. Integrated Neff dishwasher. Karndean flooring. Radiator. Breakfast bar area. Integrated Liebherr. frost-free fridge. Inset spotlights.

Family Room

Two double glazed windows onto the rear garden both with Saint-Gobain Planitherm 4S glazing. Wooden door out to the side of the property. Radiator. Door into Utility Room. Coving.

Utility Room

Double glazed door to the side of the property. Wall mounted Worcester Combination boiler. Door into storage room/workshop (former garage). Door into Garage. Radiator. Belfast sink. Space and plumbing for washing machine. Space for a further appliance such as a dryer.

Landing

Doors off to all 4 bedrooms and family bathroom. Storage cupboard (former airing cupboard). Loft access hatch.

Loft

Having a metal pull down ladder. Light and power connected. Fully boarded with some storage shelves. YBS super quilt insulation.

Bedroom One

Double glazed windows to the front and rear aspect (rear glazing being the Planitherm 4S glazing). Radiator. Sliding door into En-Suite. Fitted wardrobes with sliding mirrored doors. Daikin Air Conditioning unit. Inset spotlights in the dressing area.

En-Suite

Double glazed window to the rear aspect. Radiator. Low flush WC. Pedestal wash hand basin. Extractor. Ceramic tiled floor. Tiling to splashbacks.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving. Fitted wardrobes.

Bedroom Three

Double glazed window to the front aspect. Radiator. Coving. Walk-in cupboard.

Bedroom Four

Double glazed window to the rear aspect with Saint-Gobain Planitherm 4S glazing. Radiator.

Family Bathroom

Two double glazed windows to the rear aspect. Heated towel rail. Panelled bath with shower over. Low flush WC. Wash hand basin set into vanity unit. Tiled floor. Extractor.

Driveway

Block paved driveway providing off road parking for 2/3 cars. Side gate leading to rear garden. Low maintenance pebble border to one side. Two metal up and over garage doors.

Front Garden

Lawned with stones around. Slabs and bin area with trellis. Flower and shrub borders.

Workshop (former garage)

Metal up and over door. Power and light connected. Door into Utility Room. Storage racks and workspace.

Garage

Metal up and over door. Power and light connected. Door into Utility Room. Cupboards.

Rear Garden

Spacious private enclosed rear garden. Side access gate. Initial full width patio. Primarily laid to lawn with borders. Fully enclosed by timber fencing to all sides

with a well kept hedge at the back. Pathway leading along one side via trellising. Partially hidden seating area. Various small trees and shrubs in the lawn. Wood store area. Shed with hard-standing.

Improvements

YBS super quilt insulation installed in loft 2025

Full rewire 2018

Boiler replaced 2019

New Kitchen 2025

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.



A satellite map showing a residential neighborhood with a yellow location pin. The map includes a road on the left and a green field on the right. The text "Google, Landsat / Copernicus, Maxar Technologies" is visible at the bottom.

Floor 0

- Family Room: 8'7" x 19'10" (2.63 x 6.05 m)
- Breakfast Kitchen: 14'8" x 9'9" (4.49 x 2.99 m)
- Lounge: 24'0" x 9'9" (7.33 x 2.99 m)
- Living Room: 11'8" x 13'9" (3.57 x 4.20 m)
- Utility Room: 9'1" x 8'1" (2.79 x 2.48 m)
- Garage: 8'2" x 17'8" (2.50 x 5.39 m)
- Storage/Workshop: 9'3" x 8'7" (2.84 x 2.64 m)
- WC
- Hallway: 6'3" x 21'0" (1.91 x 6.55 m)

Floor 1

- Bedroom: 7'9" x 9'7" (2.39 x 2.93 m)
- Bedroom: 11'4" x 11'11" (3.46 x 3.64 m)
- Bedroom: 11'9" x 9'9" (3.59 x 2.99 m)
- Bedroom: 11'3" x 12'10" (3.43 x 3.93 m)
- Bathroom: 10'1" x 5'4" (3.08 x 1.65 m)
- En-Suite: 8'1" x 6'7" (2.47 x 2.02 m)
- Landing

Approximate total area^m

1978 ft²
183.7 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	73
England & Wales		EU Directive 2002/91/EC	



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