



Ellis Brooke



8 Slade Road

, Rugby, CV21 3AD

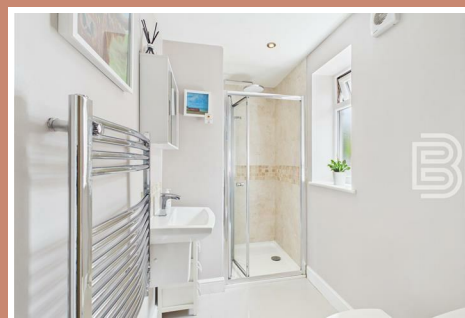
Guide price **£400,000**



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Hallway

Composite double glazed front door. Double glazed windows to both sides of the front door and above. Stairs to first floor. Wood flooring. Doors off to Lounge and Kitchen/Diner. Radiator.

Lounge

Double glazed bay window to the front aspect. Radiator. Engineered oak flooring. Gas fire with surround.

Kitchen/Dining/Living

Double glazed windows to the side and rear plus French Doors. Wood effect flooring. Two radiators. Under-stairs storage cupboard (housing Worcester boiler). Velux window. Inset spotlights. Extensive range of base and eye level units plus an island with further units. Integrated double oven plus hob and extractor. Sink/drainers with mixer tap. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Under cabinet lighting. Inset spotlights.

Landing

Double glazed window to the side aspect. Doors off to all 3 bedrooms and main bathroom. Loft access hatch.

Bedroom One

Double glazed bay window to the front aspect. Door to En-Suite. Radiator. Full bank of stylish Hammonds fitted wardrobes.

En-Suite

Double glazed window to the side aspect. Tiled floor. Tiling to splashbacks. Low flush WC. Enclosed shower cubicle. Pedestal wash hand basin. Extractor. Inset spotlights. Heated towel rail.

Bedroom Two

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

Bedroom Three

Double glazed square bay window to the rear aspect. Radiator.

Bathroom

Double glazed window. Heated towel rail. Half height tiling to the walls. Ceramic floor tiled. Enclosed shower cubicle. Panelled bath. Low flush WC. Pedestal wash hand basin. Extractor.

Frontage/Parking

Printed concrete hard-standing for 2/3 cars. Timber gate giving garden access to the side. EV Charger.

Garage

Metal up and over door. uPVC courtesy door to the rear garden. Batteries for the solar array.

Rear Garden

Enclosed by timber fencing with concrete posts. Full width patio. Raised planters to each side. Courtesy door into garage. Central lawned area with two steps leading to additional large raised patio. Gate to the side.

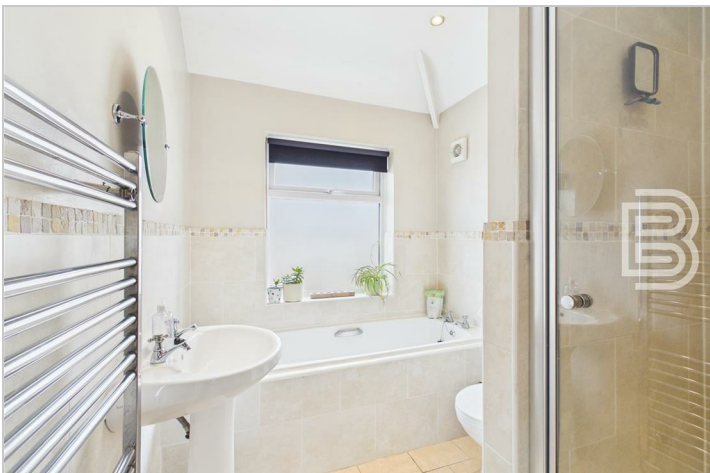
Solar Panels

k9 roof mounted panels with a total capacity of 3.69kW.

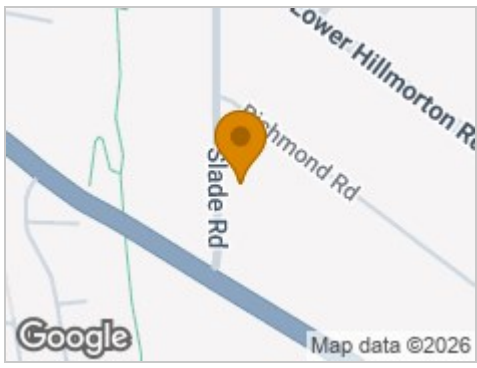
The inverter and two 5kWh batteries are located in the garage.

Money Laundering Regulations

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Road Map



Hybrid Map



Terrain Map



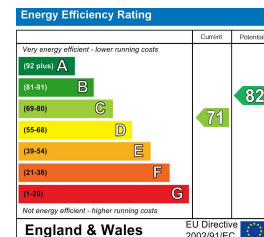
Floor Plan



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