



# Ellis Brooke



## 126 Dunchurch Road

, Rugby, CV22 6DR

**Guide price £650,000**



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## Porch

Composite part double glazed front door with full height double glazed windows around. Inset spotlights. Coat hanging space. Internal part obscure glazed door into hallway.

## Hallway

Porcelain tiles. Stairs rising to first floor. Door to Lounge. Door to Kitchen area, Door to WC, Door to storage cupboard. Inset spotlights. Underfloor heating.

## Lounge

13'3" max x 11'1" (4.04m max x 3.38m)

Triple glazed bay window to the front aspect. Radiator. Coving. Inset modern flame effect electric fire with tiling around.

## Kitchen Area

15' x 10'6" (4.57m x 3.20m)

Full range of high gloss base & eye level units. Granite worktops. Opens through onto Family & Dining Space. Porcelain tiled floor. Inset spotlights. Underfloor heating. Two integrated ovens. Five ring integrated gas hob with extractor. Integrated dishwasher. Integrated fridge & freezer. Under cabinet feature lighting.

## Family / Dining Area

25' x 15'5" (7.62m x 4.70m)

Double glazed bi-fold doors out onto porcelain patio. Double glazed roof lantern. Double glazed window to the rear aspect. Porcelain tiled floor. Inset spotlights. Underfloor heating. Door into Utility Room. HDMI sockets.

## Utility Room

10'3" x 9' (3.12m x 2.74m)

Continuation of porcelain tiled floor with underfloor heating. Double glazed door down the side of the property. Internal courtesy door into garage. Extractor. Inset spotlights. Further base level storage with worktops over. Space & plumbing for washing machine.

## Guest WC

Fully tiled with continuation of porcelain tiled flooring. Extractor. Inset spotlight. Low flush WC & wash hand basin set into vanity unit with storage below. Underfloor heating.

## Galleried Landing

Loft access hatch. Doors off to all five bedrooms. Door to family bathroom.

## Bedroom One

11'8" x 11'8" min (3.56m x 3.56m min)

Double glazed windows to the side & rear aspects. Radiator. Dressing area with bank of mirrored wardrobes. Door to En-Suite.

## En Suite

Slate tiled floor & tiled walls. Wash hand basin & WC set into vanity unit with storage. Inset spotlights. Extractor. Impressive walk-in shower area. Heated towel rail.

## Bedroom Two

13' max x 11' (3.96m max x 3.35m)

Triple glazed window to the front aspect. Radiator. Door to En-Suite.



### En Suite

Triple glazed window to the front aspect. Fully tiled. WC & wash hand basin set into vanity unit. Inset spotlights. Extractor. Panelled bath with mixer tap & shower over.

### Bedroom Three

10'8" x 9'8" (3.25m x 2.95m)

Double glazed window to the rear aspect. Radiator.

### Bedroom Four

10'5" x 10' (3.18m x 3.05m)

Two triple glazed windows to the front aspect. Vertical metal panel radiator.

### Bedroom Five

8'1" x 7'7" (2.46m x 2.31m)

Double glazed window to the rear aspect. Radiator.

### Family Bathroom

8'4" x 5'8" (2.54m x 1.73m)

Fully tiled walls plus tiled floor. Extractor. Inset spotlights. Heated towel rail. Low flush WC. His & hers sinks set into vanity unit with mixer taps. Panelled bath with shower over.

### Driveway / Frontage

Good size block paved driveway leading to garage with side access gate into rear garden. Low level brick wall to one side & hedge boundary to the other side. Small plant & shrub border.

### Garage

17'7" x 10'9" (5.36m x 3.28m)

Electric sectional up & over door. Power & light connected. Courtesy door into utility room.

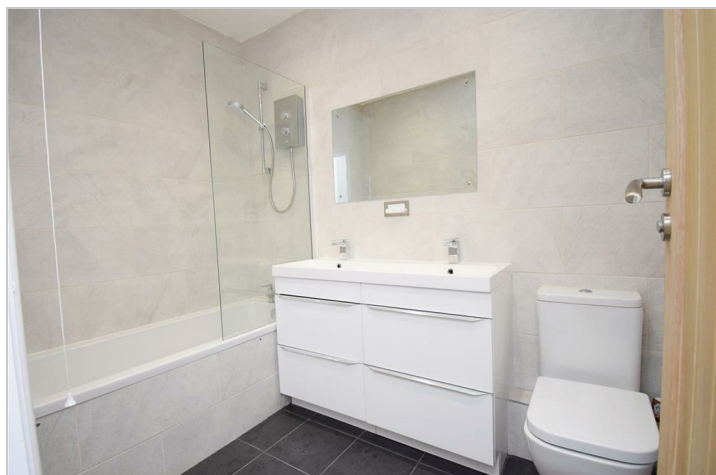
### Rear Garden

Continuation of same-level tiling out from the house, through the bi-fold doors & out onto the patio. All porcelain tiles. Covered side walkway with door into Utility. Outside taps. Side gate. Steps down to porcelain pathway adjoined by lawned area. Base of the garden has further porcelain seating area/patio. Storage space to the side. Enclosed by timber fencing. Outside lighting. Raised planter separating the lawn from the end patio.

### Garden Office

17'6" x 11'2" (5.33m x 3.40m)

Double glazed windows & doors. Wood effect flooring. Inset spotlights. HDMI sockets.



Road Map



Hybrid Map



Terrain Map



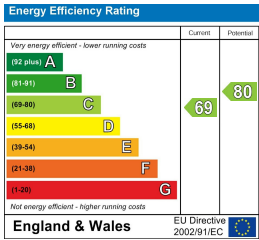
Floor Plan



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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