



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

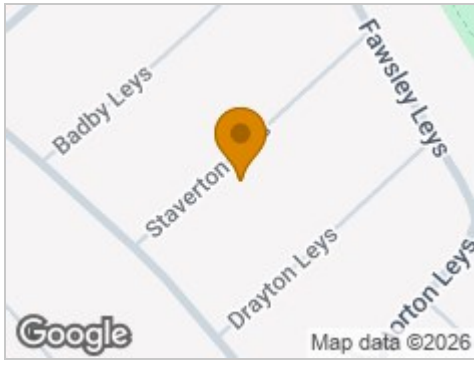
New Kitchen 2025

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Road Map



Hybrid Map



Terrain Map



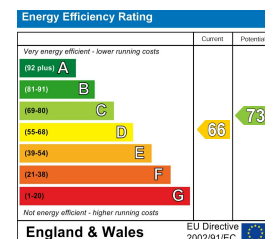
Floor Plan



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



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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