Ellis Brooke

33 Alabaster Way

Ashlawn Gardens, Rugby, CV22 5PW

Offers in excess of £370,000

3 2 1 B

33 Alabaster Way

Ashlawn Gardens, Rugby, CV22 5PW

Offers in excess of £370,000

Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor landing and doors giving access through to.

Living Room

10'3" x 17'8" (3.14m x 5.4m)

A spacious room that benefits from dual aspect windows to both the front and side elevations that provide the room with plenty of natural light.

Kitchen Dining Room

9'5" x 17'8" (2.89m x 5.4m)

A room that benefits from dual aspect windows to both the front and side elevations with a set of patio doors found the side elevation providing access to the garden. The room is neatly defined into two areas of kitchen and dining. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. There are a range of fitted appliances which include a dishwasher, fridge/freezer, electric oven, four ring gas, hob and extractor fan. From the kitchen there is a door which gives access through to.

Utility Room

5'9" x 5'4" (1.76m x 1.65m)

With base and eye level units with a complementary worktop over. The utility room benefits from a fitted washing machine and good sized storage cupboard. To the rear elevation there is a door which gives access to the driveway.

W/C

3'3" x 4'10" (1m x 1.49m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area.

1st Floor Landing

Benefiting from a window to the rear elevation providing the area with natural light. The first floor landing gives access to a useful storage cupboard, access to the loft via a loft hatch and doors which give access to all first floor accommodation.

Bedroom 1

12'2" x 10'0" (3.72m x 3.07m)

A spacious double bedroom that benefits from a window to the front elevation. This bedroom benefits from a range of fitted wardrobes and its own ensuite.

Ensuite

6'1" x 3'11" (1.87m x 1.2m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas, a fully tiled floor, a heated towel rail and to the front elevation a frosted window.

Bedroom 2

9'8" x 10'10" (2.97m x 3.32m)

A double bedroom that benefits from a window to the front elevation. This bedroom further benefits from having its own fitted wardrobes and additional fitted storage cupboard.

Bedroom 3

8'10" x 7'4" (2.7m x 2.26m)

A good sized single bedroom with a window to the side elevation.

Bathroom

5'6" x 6'7" (1.69m x 2.03m)

With a suite that comprises of a low-level flush WC,

wash hand basin and paneled bath with shower over. Within the bathroom the floor is fully tiled and there is additional tiling to all splash back areas. There is a wall mounted heated towel rail and to the side elevation a frosted window.

Rear Garden

This private and enclosed, walled rear garden benefits from a southerly aspect. In the main this garden has been laid to lawn with a small paved patio area, running from the back door to a pedestrian gate which gives access to the driveway.

Driveway

To the rear of the home there is a tarmac driveway which provides off-road parking for 2/3 cars in tandem. The driveway benefits from an electric car charging point and also give us access to the properties garage.

Garage

21'0" x 6'7" (6.42m x 2.03m)

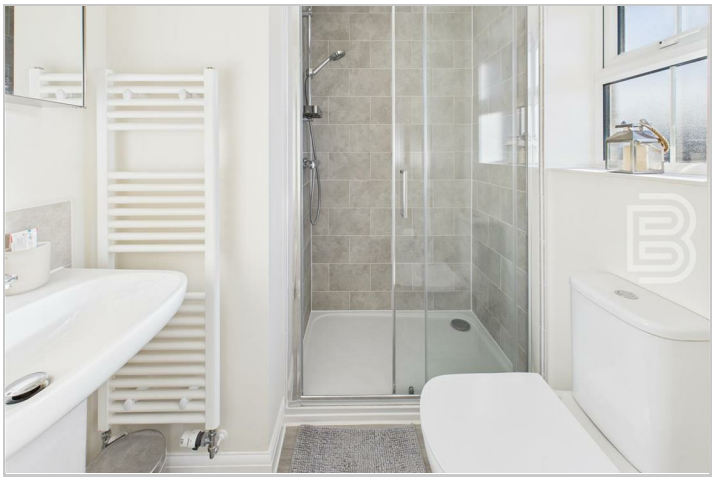
With a manual up and over door to the front elevation. Further storage available within the rafters. Light and power connected

Front Garden

To the front of the home there is an area which in the main is laid to lawn. From the public highway there is a paved pathway which gives access to the front door and continues around the side of the home to the driveway. There are well stocked boards with a range of shrubs set within.

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.

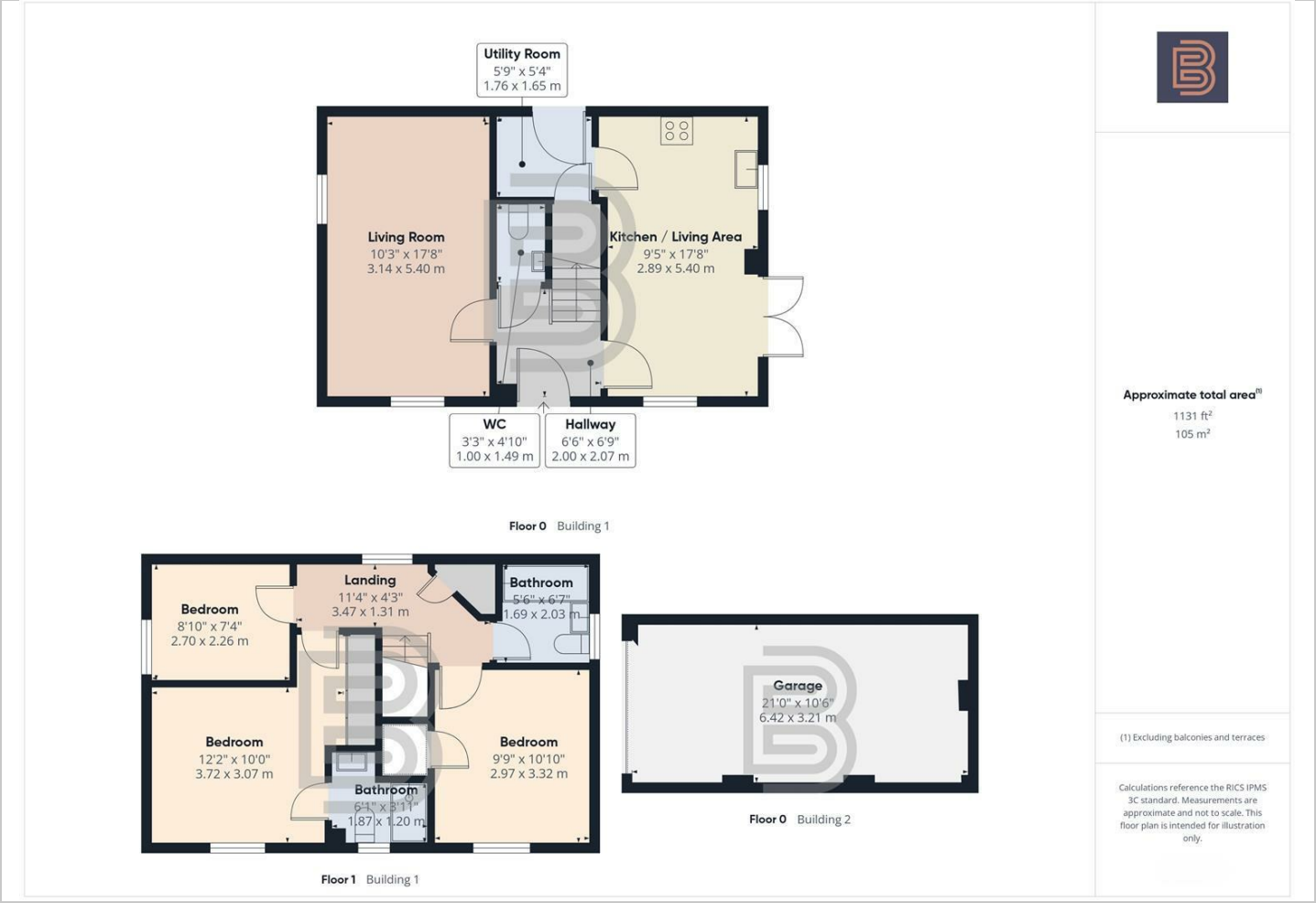


Road Map

Hybrid Map

Terrain Map

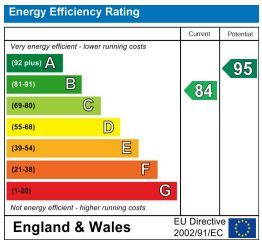
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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