Ellis Brooke



43 Falstaff Drive

Woodlands, Rugby, CV22 6LJ

Guide price £399,950

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Hallway
Modern composite front door with double glazed windows around. Wood effect flooring. Radiator. Stairs to first floor. Door into WC. Door into Kitchen. Storage cupboard.

Guest WC
Double glazed window to the front aspect. Radiator. Wash hand basin and WC set into vanity unit.

Breakfast Kitchen
Double glazed windows to the side and rear. Double glazed door to the side aspect. Door into Lounge. Two under-stairs cupboards. Tiled flooring. Radiator. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drainer with directional mixer tap. Space for a range style cooker with extractor over. Space for a large fridge/freezer with cupboards around. Integrated dishwasher. Cupboard housing Worcester combination boiler.

Lounge
Bi-Fold Doors out to the rear garden. Radiator. Wood effect flooring. Wood burner set into chimney breast.

Landing
Large double glazed picture window to the front aspect. Radiator. Doors off to all 3 bedrooms and bathroom. Storage cupboard. Loft access hatch (part boarded)

Bedroom One
Double glazed windows to the rear and side aspects. Radiator.

Bedroom Two
Double glazed windows to the front and side aspects. Wood effect flooring. Radiator.

Bedroom Three
Double glazed window to the rear aspect. Radiator. Storage cupboard. Wood effect flooring.

Bathroom
Double glazed window to the side aspect. Heated towel rail. Panelled bath with rainfall style shower over. WC and wash hand basin set into vanity unit. Tiled flooring. Inset spotlights.

Front Garden
Good size lawned fore-garden adjoining driveway.

Driveway
Printed concrete driveway for around 2/3 cars. Leads to garage. Side access gate.

Garage
Electric roller door to the front aspect. Light and power connected. Double glazed courtesy door to the rear garden. Currently used for gym equipment.

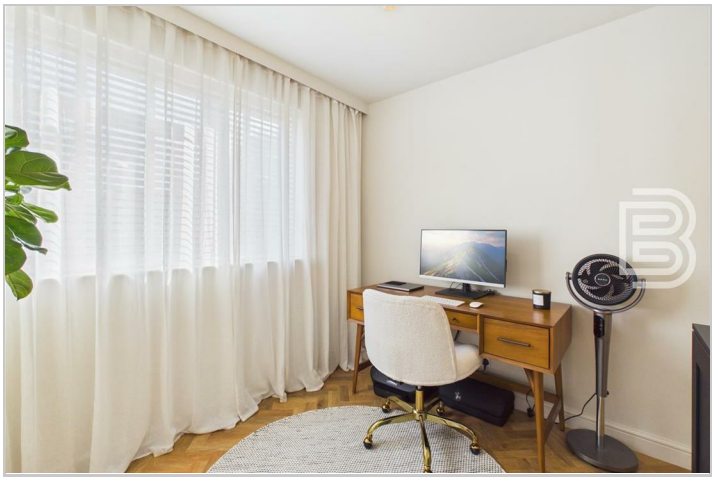
Rear Garden
Fully enclosed by timber fencing. Side access

gate. Courtesy door into garage. Patio seating area. Borders to all three sides. Shed with hard-standing.

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



Approximate total area(1)

814 ft²

75.8 m²

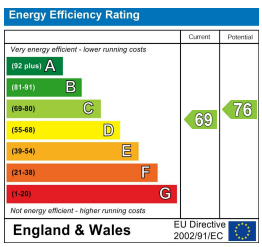
(1) Excluding balconies and terraces

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

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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