



# Ellis Brooke



## 45 Crackthorne Drive

, Rugby, CV23 0GJ

**Offers over £400,000**





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## Hallway

Composite part glazed front door. Wood effect flooring. Stairs to first floor (with hidden void storage). Under-stairs cupboard. Radiator. Doors off to WC, Lounge, Dining Room & Kitchen.

## Lounge

Double glazed bay window to the front aspect with fitted shutters and French Doors onto the rear garden. Two radiators. Gas fire with stylish surround and set against feature panelled wall.

## Dining Room

Double glazed bay window with fitted shutters. Radiator.

## Breakfast Kitchen

Double glazed French Doors out to the rear garden. Vertical matt radiator. Full range of re-fitted base and eye level units with wooden work surfaces over. Tiling to splashbacks. Composite sink/drainage with directional mixer tap. Integrated double oven, induction hob and extractor. Integrated fridge and freezer. Integrated slimline dishwasher. Integrated washing machine. Wood effect flooring.

## WC

Double glazed window with fitted shutters to the front aspect. Radiator. Wood effect flooring. Low flush WC. Wash hand basin set atop vanity unit.

## Landing

Doors off to all 4 bedrooms & bathroom. Loft access hatch. Airing cupboard. Radiator.

## Bedroom One

Dual aspect room with double glazed windows to the front and side (with fitted shutters). Radiator. Fitted wardrobes. Door to En-Suite. Feature panelled wall.

## En-Suite

Double glazed window with fitted shutters to the side aspect. Fully tiled shower cubicle. Low flush WC. Wash hand basin set atop vanity unit. Heated towel rail. Extractor. Shaver point. Wood effect flooring. Tiling to splashbacks.

## Bedroom Two

Double glazed window with fitted shutters. Fitted wardrobes. Radiator.

## Bedroom Three

Two double glazed windows to the front aspect with fitted shutters. Radiator. Over-stairs cupboard plus fitted wardrobe.

## Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

## Family Bathroom

Double glazed window to the rear aspect. Panelled bath with mixer tap. Tiling to splashbacks. Low flush WC. Wash hand basin. Ceramic tiled flooring. Extractor. Shaver point.

## Frontage

Partially enclosed by contemporary decorative metal railings. Pathway up to front door and

canopy porch plus pathway running along the front of the property towards the driveway. Mainly laid with slate chippings with some shrubs and small trees.

#### Driveway

Off road parking for 2/3 cars. Gate into rear garden.

#### Garage

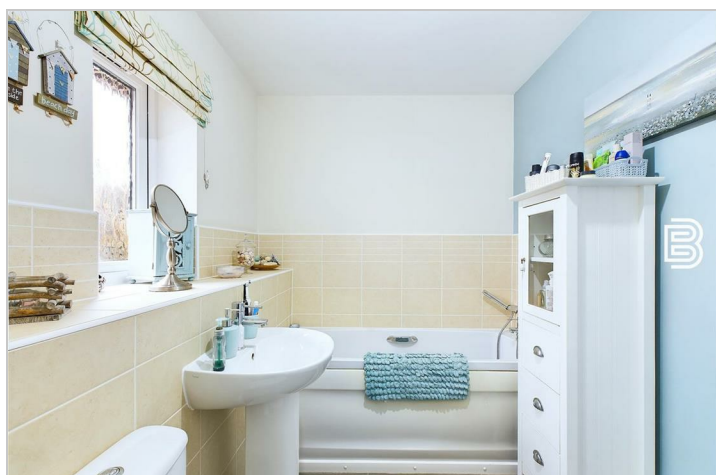
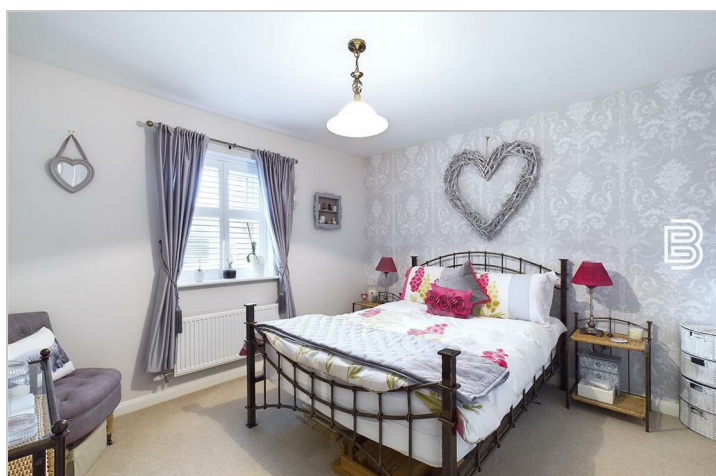
Metal up and over door. Power and light connected. Double glazed side courtesy door onto garden.

#### Rear Garden

Landscaped garden enclosed by a mixture of timber fencing and garage side wall. Initial patio with step down to the side of the property where the side return provides a useful storage area. Door into garage. Lawned area with raised planter. Curved decked section with seating area. Outside power sockets.

#### 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



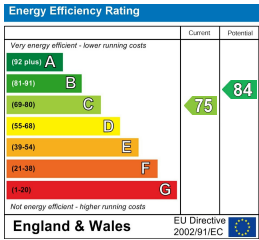
Floor Plan



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.

