



# Ellis Brooke



## 43 Chervil Way

Coton Park, Rugby, CV23 0AD

**Guide price £290,000**



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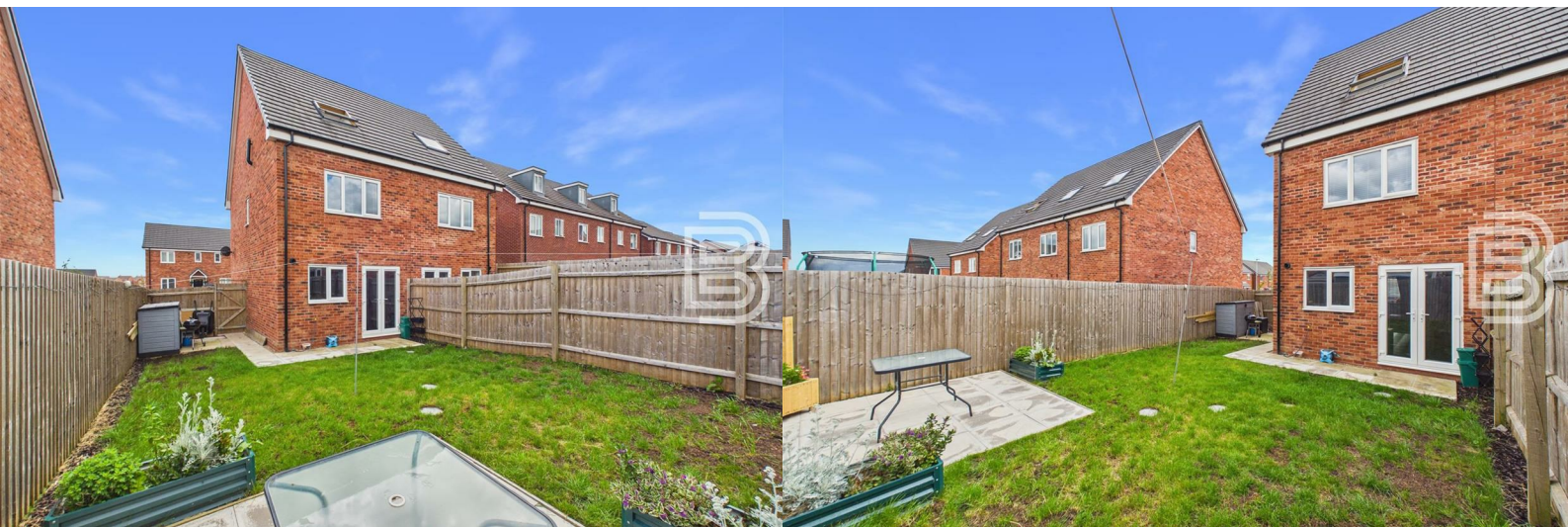
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## Entrance Hall

3'9" x 4'3" (1.15m x 1.31m)

Accessed through a composite front door, the entrance hall provides space for cloaks hanging and storage and further to this there is a door giving access through to.

## Living Room

11'8" x 14'5" (3.57m x 4.4m)

A good size living room that benefits from a window to the front elevation that provides natural light. The room further benefits from access to a useful stairs storage cupboard. To the rear of the room there is a door which gives access through to.

## Inner Hallway

The inner hallway has stairs that rise to the first floor and doors which give access through to.

## Kitchen Diner

11'9" x 7'6" (3.59m x 2.31m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include a washing machine, slimline dishwasher, fridge/freezer, electric oven, four ring induction hob and extractor fan. The room provides ample space for a dining table. To the rear elevation there is a window and double opening doors that provide a view over and give access to the garden.

## WC

4'6" x 3'7" (1.39m x 1.11m)

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

## 1st Floor Landing

The first floor landing has stairs that rise to the second floor and doors which give access through to all first floor accommodation.

## Bedroom 2

11'9" x 8'8" (3.6m x 2.66m)

A good sized double bedroom that benefits from two windows to the front elevation.

## Bedroom 3

11'10" x 7'7" (3.61m x 2.33m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

## Bathroom

5'6" x 7'9" (1.68m x 2.37m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath. Within the bathroom there is tiling to all splash back areas and to the side elevation a frosted window.

## 2nd Floor Landing

The second floor landing gives access to a useful fitted storage cupboard used by the current owners as a wardrobe. Further to this there is a door giving access to.

### Bedroom 1

8'5" x 16'1" (2.59m x 4.92m)

A spacious double bedroom with a window to the front elevation. To the rear elevation there is a door giving access through to the ensuite. Access to the loft is obtained via a loft hatch.

### Ensuite

10'9" x 6'4" (3.29m x 1.95m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to splash back areas and to the rear elevation a Velux window.

### Rear Garden

The property benefits from a private and enclosed rear garden. Enclosed by fencing to all elevations. The majority of the garden has been laid to lawn with a patio area created providing space for alfresco dining and outdoor seating to the rear. From the back door there is a paved pathway running around the side of the home where there is gated access to the driveway.

### Front and Parking

To the front of the property there is an area of garden which is laid to lawn with a tree planted. To the side of the home there is a generously sized block paved driveway which provides off-road parking for 2/3 vehicle vehicles. There is an EV Charge Point. From the driveway there is gated access to the rear garden.

### 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



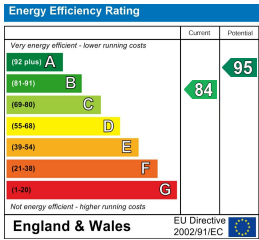
Floor Plan



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



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