



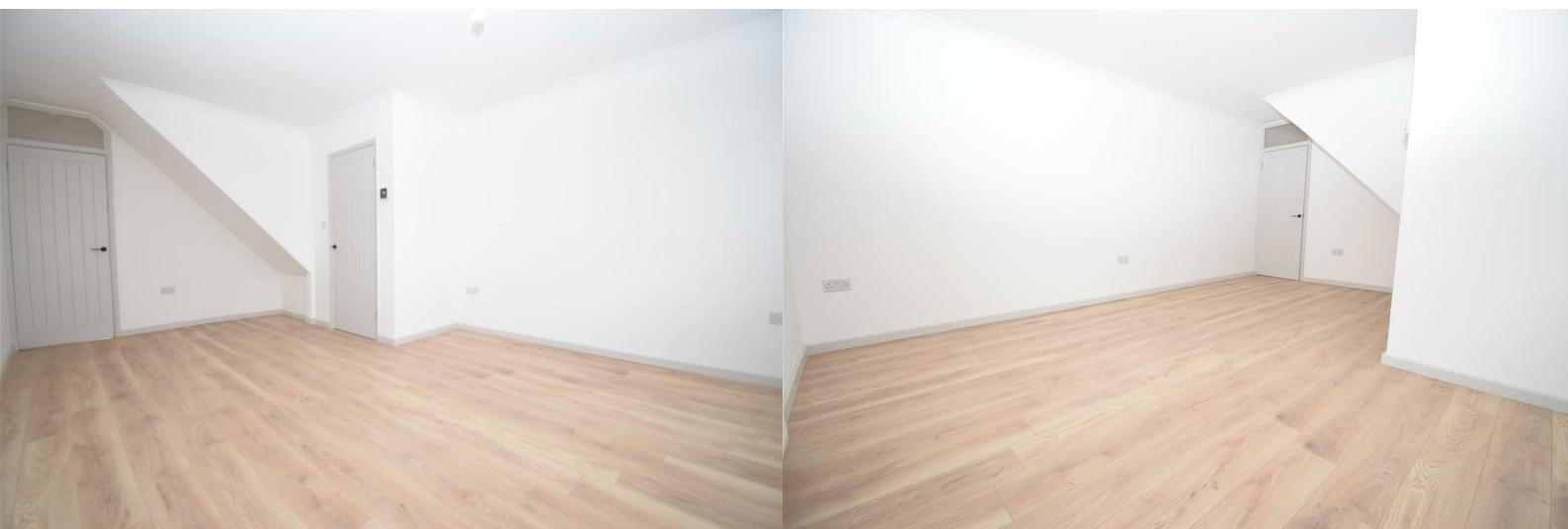
# Ellis Brooke



5 Bracken Drive  
, Rugby, CV22 6SL

**£200,000**

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, Rugby, CV22 6SL

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## Entrance

Double glazed front door. Stairs to first floor.  
Door to Lounge/Diner. Radiator.

## Lounge/Diner

17'2" x 12'2" max (5.23m x 3.71m max)  
Double glazed window to the front aspect. Door to Kitchen. Wood effect flooring. Radiator.

## Kitchen

12'2" x 6'9" (3.71m x 2.06m)  
Double glazed window & door to the rear garden. Range of base & eye level units with work surface over. Tiling to splashbacks. One & a half bowl sink drainer with mixer tap. Space for cooker with extractor. Space & plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Cupboard housing combination boiler. Radiator.

## Landing

Doors to both bedrooms. Door to bathroom. Loft access hatch.

## Bedroom One

12'2" x 8'8" (3.71m x 2.64m)  
Two double glazed windows to the front aspect.  
Radiator.

## Bedroom Two

12'2" x 7' (3.71m x 2.13m)  
Double glazed window to the rear aspect.  
Radiator. Over-stairs cupboard.

## Bathroom

8'7" x 4'9" (2.62m x 1.45m)  
Double glazed window to the side aspect. Panelled bath with shower over. Wash hand basin & WC built into vanity unit. Heated towel rail. Extractor. Tiling to splashbacks.

## Front Garden

Lawned fore-garden

## Driveway

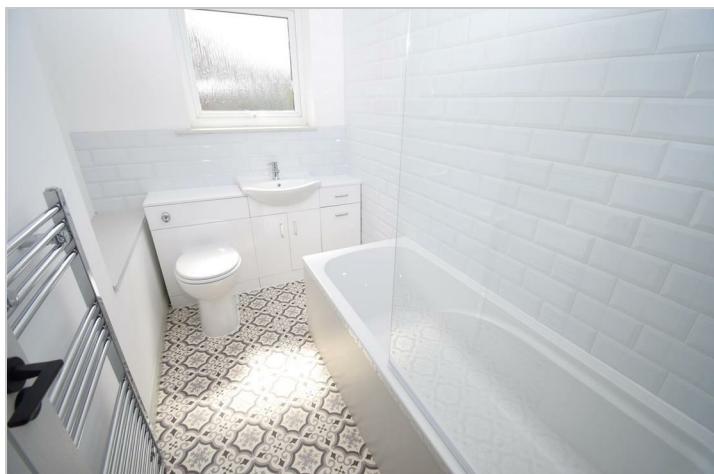
Block paved & slabbed driveway for 2/3 cars leading to single garage. Gate into garden.

## Garage/Workshop

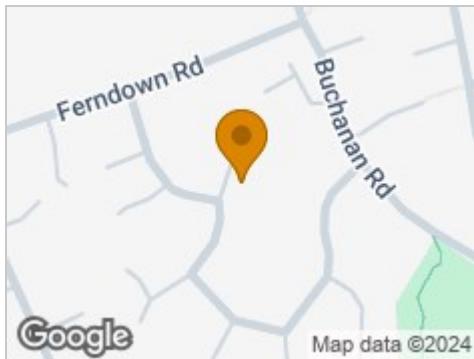
17'9" x 8' (5.41m x 2.44m)  
Metal up & over door. Two windows onto the garden. Large wooden sliding access door onto the patio area.

## Rear Garden

Gate onto driveway. Large door into garage. Initial block paved patio leading onto lawned section. Enclosed by timber fencing & a wall.



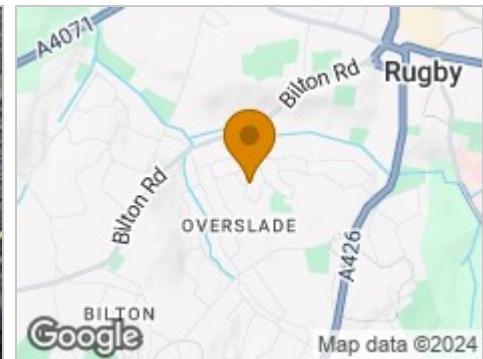
Road Map



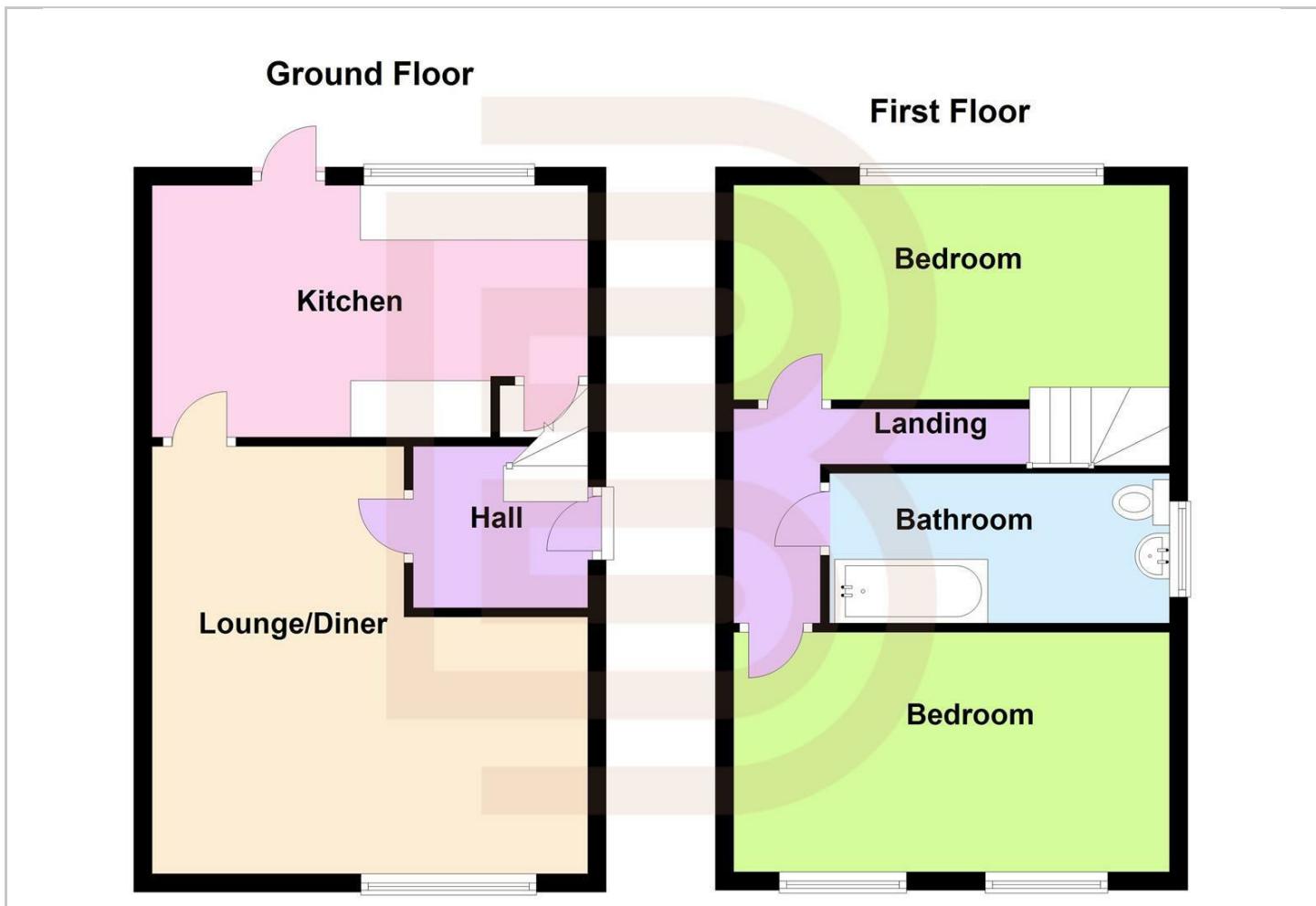
Hybrid Map



Terrain Map



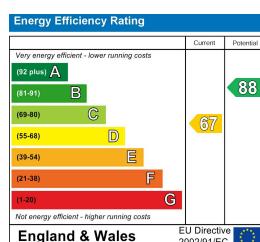
Floor Plan



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



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