



# Ellis Brooke



4 Vervain Drive  
Coton Park, Rugby, CV23 0YH

**Guide price £280,000**



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## Entrance Hall

4'5" x 3'9" (1.35m x 1.16m)

Accessed through a composite front door. From the entrance hall there is a door giving access to.

## Living Room

14'7" x 11'9" (4.47m x 3.6m)

A good size room with a window to the front elevation. To the rear elevation of the room there is a doorway which gives access through to the inner hallway. The room also provides access to a useful under stairs storage cupboard.

## Inner Hallway

There are doors which give access through to the ground floor WC and kitchen dining room. There are stairs that rise to the first floor.

## Kitchen Diner

7'8" x 11'8" (2.36m x 3.58m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring electric hob and extractor fan over. There is space and plumbing for a washing machine and further to this space for a fridge freezer. To the rear elevation there is a window which gives a few over the garden and double opening doors, which provide access to the outside.

## WC

3'7" x 4'7" (1.11m x 1.42m)

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

## 1st Floor Landing

The first floor landing gives access to all first floor accommodation. In addition there are stairs that rise to the second floor.

## Bedroom 2

8'9" x 11'10" (2.69m x 3.61m)

A double bedroom with two windows to the front elevation.

## Bedroom 3

7'9" x 11'10" (2.37m x 3.63m)

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

## Bathroom

7'11" x 5'7" (2.42m x 1.71m)

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

## 2nd Floor Landing

The second floor landing gives access to the master bedroom and in addition benefits from a useful storage cupboard.

## Bedroom 1

16'4" x 8'4" (5m x 2.56m)

A spacious double bedroom that benefits from a window to the front elevation. A door gives access to the ensuite and access to the loft is obtained via a loft hatch.

## Ensuite

6'5" x 11'1" (1.97m x 3.40)

With a suite that comprises a low level flush WC, wash hand basin and shower cubicle. Within the en suite the walls are part tiled and to the rear elevation is Velux window.

## Front Garden and Parking

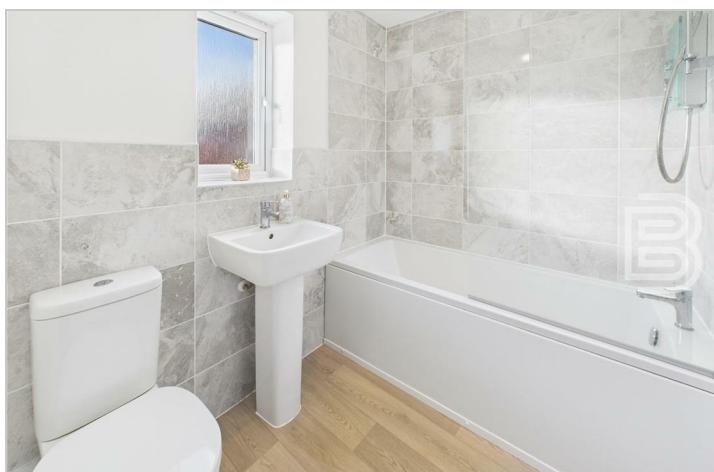
To the side of the property is a good size block paved driveway which provides off road parking for 2/3 vehicles. From the driveway there is a slabbed pathway which gives access to the front door. To the front of the home there are also two areas which are laid to lawn with some mature shrubs and planting within.

## Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed with fencing to all elevations. In the main this garden has been laid to lawn with a paved pathway running along the side of the home to a pedestrian gate where access to the driveway can be obtained.

## 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



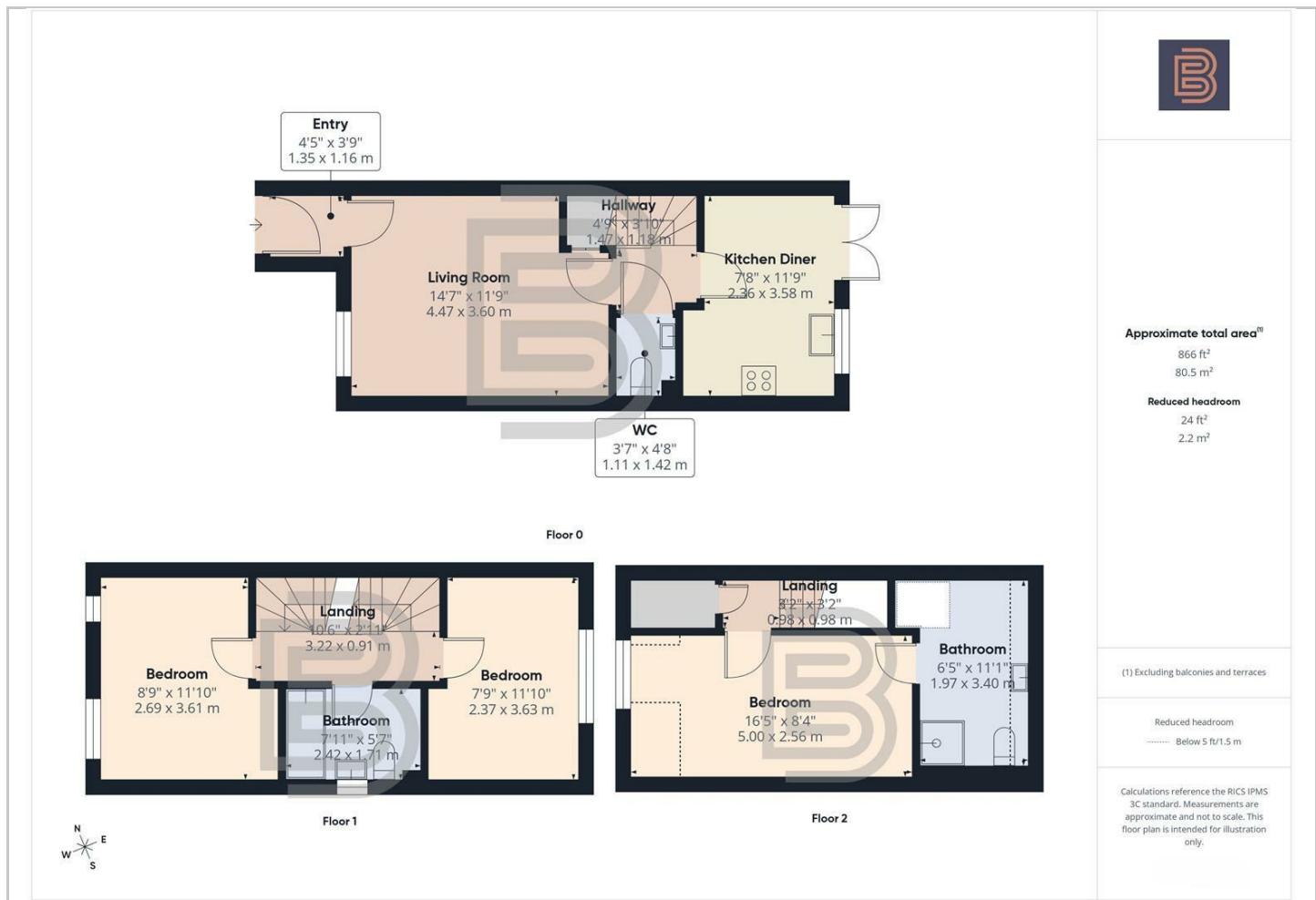
## Hybrid Map



## Terrain Map



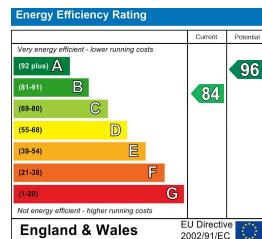
## Floor Plan



## 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