



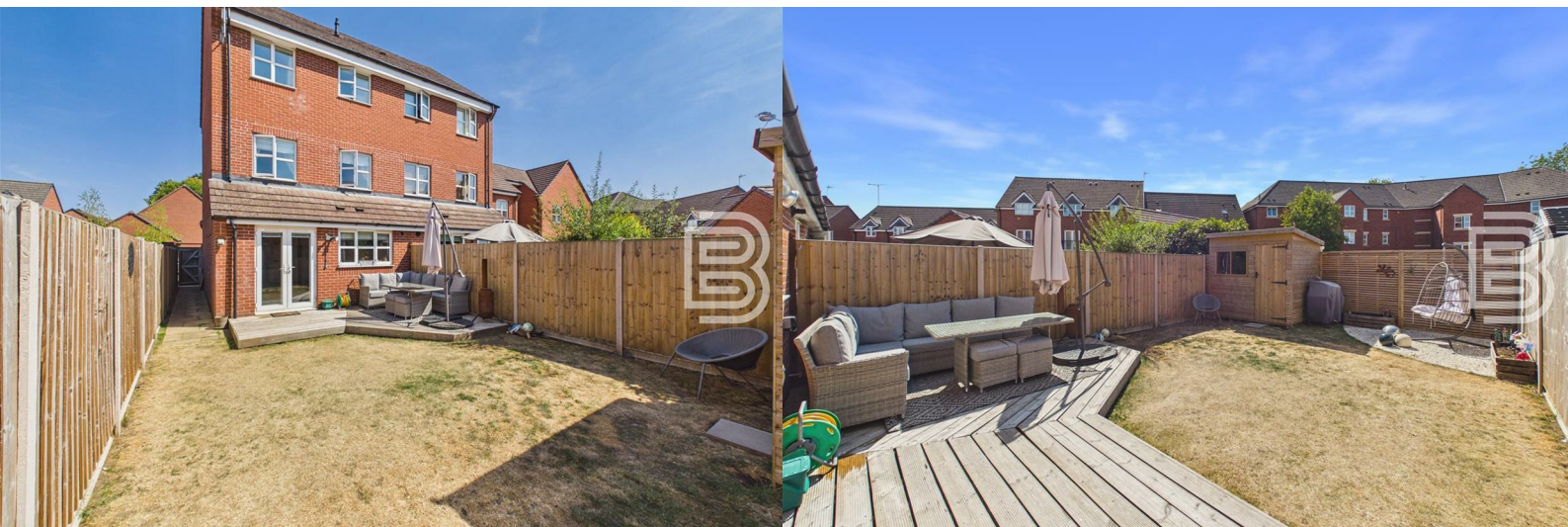
# Ellis Brooke



## 36 Brodie Close

Close to Town Centre, Rugby, CV21 3US

**Offers in excess of £340,000**



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## Entrance Hall

16'1" x 6'3" (4.92m x 1.92m)

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from well appointed under stairs storage which provides ample space for shoes and access to a useful cloaks storage cupboard. There are stairs that rise to the first floor and doors which give access to all ground floor accommodation.

## Kitchen/Living/Dining Room

25'0" x 15'3" (max) (7.64m x 4.66m (max))

A spacious room that occupies the majority of the ground floor and has been neatly defined into three separate areas of living, dining and kitchen. To the rear elevation of the room there are double open doors and a window that provides a view over and gives access to the garden.

The kitchen itself comprises of a range of base and eye level units with a wooden worktop over. Within the kitchen, there are a range of fitted appliances which include a fridge freezer, dishwasher, wine chiller and washing machine. Further to this, there is a double electric oven and a five ring gas hob with extractor fan over.

The living area provides ample space for a corner sofa and within the room there is ample room for good sized dining table.

The open plan kitchen/living/dining room benefits from electric underfloor heating throughout.

## W/C

6'4" x 2'8" (1.94m x 0.83m)

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

## 1st Floor Landing

The first floor landing benefits from a window to the front elevation. There are stairs that rise to the second floor and doors which provide access to all first floor accommodation. Further to this there is a landing work space used by the current owners as a dressing area.

## Bedroom 3

12'11" x 15'5" (3.95m x 4.71m)

A very spacious double bedroom that benefits from two windows to the rear elevation flooding the room with natural light and providing a view over the garden.

## Bedroom 4

12'11" x 9'1" (3.95m x 2.77m)

A double bedroom that could be used as a first floor sitting room. There are double opening doors to the front elevation with a Juliette balcony.

## 2nd Floor Landing

The second floor landing gives access to the loft via a loft hatch and in addition there is access to the properties airing cupboard. Further to this there are doors which give access through to all second floor accommodation.

## Bedroom 1

10'11" x 8'6" (3.34m x 2.6m)

A spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a suite of fitted wardrobes which provide ample space for clothes hanging and storage along with an ensuite.

## Ensuite

4'10" x 6'8" (1.48m x 2.05m)

With a suite that comprises a push plate WC, wash hand basin with vanity unit under and shower cubicle

with rain full style attachment. The splash back areas are covered with tasteful bathroom panelling and tiles. The ensuite further benefits from a wall mounted heated towel rail and a frosted window to the front elevation.

#### Bedroom 2

12'10" x 8'9" (3.92m x 2.67m)

A good sized double bedroom that benefits from a window to the rear elevation.

#### Bathroom

7'6" x 5'5" (2.29m x 1.67m)

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

#### Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed to all elevations by fencing. To the immediate rear of the property is a deck area which provides ample space for outdoor seating and alfresco dining. The remainder of the garden has in the main been laid to lawn with a further gravel seating area found to the rear. The garden further benefits from a useful storage shed and to the side elevation there is gated access to the driveway.

#### Front and Driveway

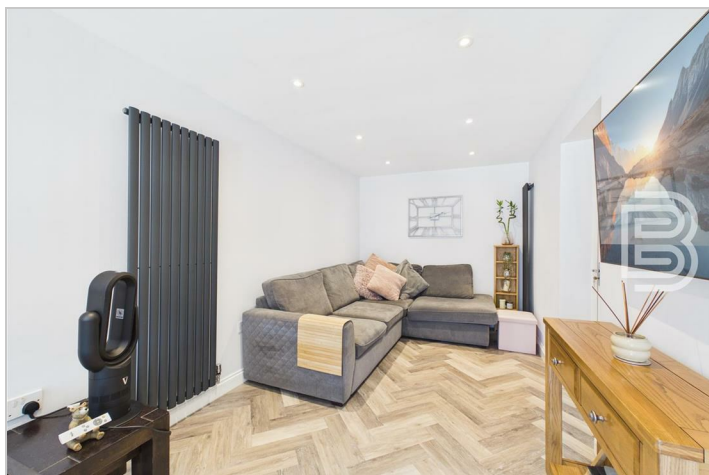
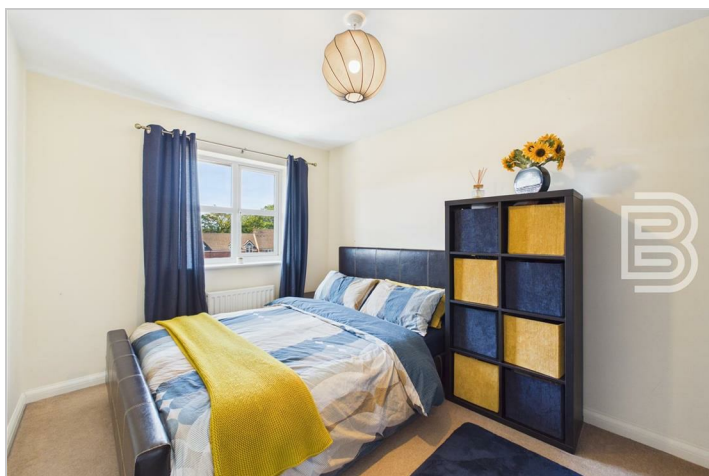
To the front of the property is a part tarmac, part gravel driveway which provides off-road parking for two vehicles. From the public highway there is a paved pathway which gives access to the front door. In addition a further paved pathway gives gated access to the rear garden.

#### Store

It should be noted that the garage is not large enough for a car but provides additional storage to the property and benefits from a roller shutter door to the front elevation.

#### 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.



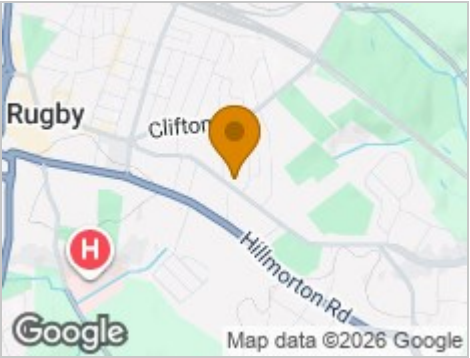
Road Map



Hybrid Map



Terrain Map



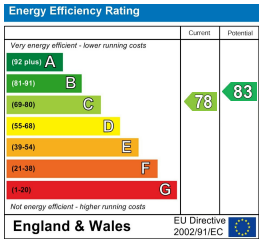
Floor Plan



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



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