



Ellis Brooke



79 Murray Road

Town Centre, Rugby, CV21 3JP

Guide price £475,000



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Entrance Hall

4'0" x 10'6" (1.22m x 3.21m)

The property is accessed under a covered storm porch and through a front door with a stained glass style window. The entrance hall benefits from exposed wooden flooring throughout, has a useful fitted shoe cupboard and stairs that rise to the first floor. From the entrance hall there are doors and an opening that provide access to all ground floor accommodation.

Snug/Bedroom 4

12'5" x 15'10" (3.81m x 4.83m)

A cozy room with a bay window with fitted shutters to the front elevation. The room benefits from exposed wooden flooring and a beautiful feature fireplace with tiled hearth. In addition fitted storage has been created.

Living Room

12'7" x 12'0" (3.84m x 3.68m)

There is a bay window with fitted a shutter style blinds. There is a fitted bench seat with storage beneath the bay window. The room further benefits from a feature of fireplace with tiled heath and log burning stove set within. Bi-folding doors separate the sitting room from the dining room and can be opened to create a larger open plan room. The room benefit benefits from exposed wooden flooring.

Dining Room

12'4" x 11'8" (3.77m x 3.57m)

The dining room sees a continuation of the exposed wooden flooring found in the living room. This room benefits from a feature fireplace and to

to the front elevation. The bay window benefits from a bench seat with storage beneath.

Bedroom 3

10'6" x 11'10" (3.22m x 3.62m)

A good sized double bedroom that benefits from a window to the rear elevation. The bedroom further benefits from a fitted cupboard, which houses the properties boiler.

Bathroom

12'4" x 5'1" (3.78m x 1.56m)

With a suite that comprises a low level flush WC, wash hand basin with vanity unit under and bath with shower over and rainfall style attachment. To the rear elevation there are two frosted windows and there is a wall mounted radiator. There is tiling to the splash back areas.

Rear Garden

This property benefits from a good sized rear garden with wall boundaries. To the immediate rear of the property is a generous patio area, which is part covered with a pergola. This area provides ample space for outdoor seating, cooking and dining. A paved pathway runs the length of the garden and provides access via a gate to a yard and garage. A large area of the garden has been laid to lawn with flower bed borders that benefit from mature planting throughout. The garden further benefits from a useful summer house.

Garden Room/External Office

6'9" x 12'8" (2.08m x 3.88m)

Light and power connected. There are two windows that provide natural light and further double opening doors that give access. The garden room is heated via a fitted electric radiator.

Garage

12'4" x 8'2" (3.78m x 2.5m)

A single garage with light and power connected. It should be noted that the garage doors are not in operation.

Driveway

The home benefits from a two car driveway, which is accessed from Wells Street. The driveway gives gated access to the rear yard area and also access to the properties garage. It also benefits from an electric car charging point installed. Further on street

Road Map



Hybrid Map



Terrain Map



Floor Plan

