



# Ellis Brooke



## 22 Dodgson Close

Cawston, Rugby, CV22 7ZQ

**Offers in excess of £500,000**





# 22 Dodgson Close

Cawston, Rugby, CV22 7ZQ

Offers in excess of £500,000



## Entrance Hall

12'9" x 7'4" (3.9m x 2.24m)

A spacious entrance to the home that benefits from Amtico flooring throughout. There is access to a useful under stairs cupboard, which provides space for cloaks and shoe storage. In addition, there are doors that provide access to all ground floor accommodation, and stairs that rise to the first floor.

## Lounge

15'9" x 10'4" (4.81m x 3.15m)

A well proportioned room that benefits from a window to the front elevation and electric fire with remote control.

## Office/Study

6'6" x 7'7" (1.99m x 2.32m)

Benefitting from a window to the front elevation.

## W/C

3'6" x 7'5" (1.09 x 2.28)

Comprising a low level flush WC and wash hand basin with tiling to the splash back area. Further to this there is a frosted window to the side elevation.

## Kitchen/Dining/Family Room

Spanning the entire width of the property and located to the rear elevation is an impressive kitchen family room that overlooks the rear garden. The room is currently set into three distinct areas of a kitchen, dining area, and play area. This room benefits from a continuation of the Amtico flooring found in the entrance hall adding to the open plan feel.

The kitchen itself comprises of a range of base and eye level-level units with a complementary worktop over. Within the kitchen, there are a range of Smeg fitted appliances, including a fridge, freezer, oven, oven/grill, five ring gas hob with extractor fan over

and dishwasher.

To the rear elevation, there are two sets of windows, and in addition there are double opening doors giving access to the rear garden and flooding the room with natural light.

A door provides access from the kitchen to the utility room.

## Utility Room

5'8" x 8'1" (1.74 x 2.47)

The utility room benefits from a range of base level units with a complementary work top over. Within this room, there is an eye-level cupboard, which houses the boiler. Further to this there is space and plumbing for a washing machine and tumble dryer. To the side elevation there is a door giving access to the driveway.

## First Floor Landing

17'10" x 6'4" (5.44 x 1.94)

Stairs rise from the entrance hall to the first floor landing which benefits from a window to the front elevation and access to the loft via loft hatch. Access to the airing cupboard is also found on the landing. Doors provide access to all bedrooms.

## Bedroom 1

12'7" x 11'5" (3.84 x 3.49)

A double bedroom with a window to the front elevation. Further benefitting from an ensuite shower room and large storage closet which would make an ideal walk-in closet.

## Ensuite

4'11" x 7'7" (1.51 x 2.33)

A suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. There is tiling to all splash back areas and a wall-mounted heated towel rail.

Tel: 01788 221242

### Bedroom 2

10'0" x 11'3" (3.05 x 3.44)

A double bedroom with a window to the rear elevation overlooking the garden and benefitting from a fitted wardrobe.

### Bedroom 3

7'0" x 13'0" (2.15 x 3.98)

A double bedroom with a window to the rear elevation overlooking the garden and benefitting from a fitted wardrobe.

### Bedroom 4

9'6" x 8'6" (2.92 x 2.6)

A double bedroom with a window to the front elevation.

### Bathroom

8'1" x 8'6" (2.47 x 2.6)

A suite that comprises of a low level flush WC, wash hand basin, panelled bath, and separate shower cubicle. There is tiling to all splash back areas and a wall mounted heated towel rail. Further to this there is a frosted window to the side elevation.

### Rear Garden

A private and enclosed garden. In the main this garden has been laid to lawn, and in addition there is

a patio that provides ample space for alfresco dining. To the side elevation of the garden there is a pedestrian gate, giving access onto the driveway.

### Parking and Garage

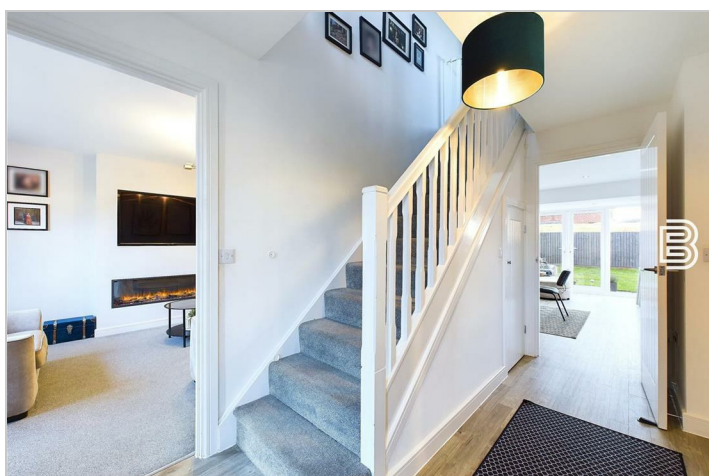
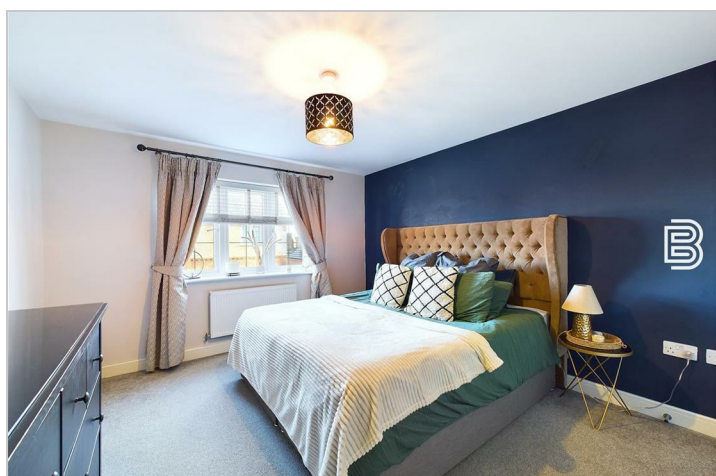
To the side of the home, there is a private tarmac driveway providing off-road parking for two vehicles. The driveway benefits from an electric vehicle charging point and provides access to the single detached garage.

A single detached garage which has a manual up and over door to the front elevation. Within the garage there is power and light available and further storage can be found in the rafters.

### External Front

To the front of the home there is an area of fore garden, which is laid with white gravel stone and has a range of mature shrubs and hedges set within. A paved pathway leads from the public highway to the front door.

The front door is accessed under a covered storm porch where you arrive in the entrance hall.



Road Map



Hybrid Map



Terrain Map



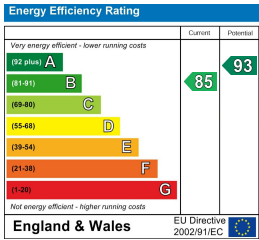
Floor Plan



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.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: [info@ellisbrooke.co.uk](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)