



# Ellis Brooke



## 1 Rose Lane

Rugby, CV21 3TY

**Guide price £350,000**



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## SUMMARY

This 5 BEDROOM Semi Detached home with OFF ROAD PARKING is offered to the market with NO ONWARD CHAIN. With spacious and versatile living accommodation that is set over 3 floors that comprises;

Entrance Hall, Kitchen/Diner, Living Room, WC, 5 Bedrooms, 2 Bathrooms and an office.

Externally there is a private rear garden and to the front of the home is off road parking.

The property is located just a short walk from a range of local amenities along with Rugby Town Center and Rugby Railway Station.

## ENTRANCE HALL

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under the stairs storage cupboard. There are stairs that rise to the first floor and doors which provide access through to all ground floor accommodation.

## KITCHEN/DINER

9'11" x 17'1" (3.04m x 5.22m)

The kitchen comprises of a range of bases and eye level units with a complementary worktop over. There is a fitted Neff oven and combination oven along with a five ring gas hob with extractor fan over. In addition there is a fitted dishwasher and washing machine. The room provides ample size for a dining table. To the front elevation there are two uPVC sash style windows providing natural light.

## LIVING ROOM

16'5" x 12'3" (5.01m x 3.74m )

A spacious room that has double opening doors to the rear elevation which provide access to the garden along with an additional window.

## W/C

2'3" x 5'9" (0.69m x 1.76m)

With a low-level flush WC and wash hand basin. To the front elevation there is a uPVC sash style window.

## 1ST FLOOR LANDING

The first floor landing gives access to a useful storage cupboard which houses the properties boiler. In addition there are doors which provide access through to all first floor accommodation and there are stairs that rise to the second floor.

## BEDROOM 1

9'10" x 11'5" (3.01m x 3.5m)

A double bedroom that benefits from a window to the rear elevation, providing a view over the garden.

## BEDROOM 2

9'10" x 11'1" (3.01m x 3.39m)

A double bedroom that benefit benefits from uPVC sash style windows to the front elevation.

## BEDROOM 5

6'2" x 8'0" (1.9m x 2.45m)

A single bedroom that benefits from a window to the rear elevation, providing a view over the garden.

## OFFICE

6'3" x 5'10" (1.92m x 1.8m)

With a uPVC sash style window to the front elevation.

## 1ST FLOOR BATHROOM

9'10" x 6'3" (3.02m x 1.92m)

With a suite that comprises of a low-level flush WC, wash hand basin, panelled bath and separate shower cubicle with mixer shower. Within the

bathroom the walls are fully tiled, there is a heated towel rail and extractor fan.

## 2ND FLOOR LANDING

With doors that provide access through to all second floor accommodation.

## BEDROOM 3

9'9" x 7'8" (2.98m x 2.34m)

A double bedroom that benefits from a Velux window with fitted blind to the rear elevation. This bedroom provides access to the fully boarded loft via a loft hatch with fixed ladder.

## BEDROOM 4/STUDIO ROOM

13'1" x 10'11" (4m x 3.33m)

A flexible and spacious double bedroom/studio room that benefits from 2 sash style uPVC windows found to the front elevation along with a further Velux window with fitted blind. The room could be used for a variety of uses and purposes.

## 2ND FLOOR BATHROOM

6'3" x 6'5" (1.93m x 1.96m)

With a suite that comprises of a low level flush WC, wash hand basin and shower cubicle with mixer shower. Within the bathroom the walls are part tiled,

there is a heated towel rail and to the rear elevation a Velux window.

## REAR GARDEN

This private and enclosed rear garden has a combination of fenced and wall boundaries. To the immediate rear of the home is a patio which provides ample space for alfresco dining, this patio continues along the side of the home to a pedestrian gate which gives access to the driveway. The remainder of the garden has been laid to lawn and there is a useful large storage shed.

## OFF ROAD PARKING

To the front of the property there is a block paved driveway which provides ample off-road parking for two vehicles.



## Road Map



## Hybrid Map



## Terrain Map



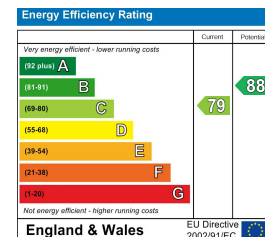
## Floor Plan



## 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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