



Ellis Brooke



4 Wiggins Close

Hillmorton, Rugby, CV21 4DH

Offers in excess of £575,000



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Hallway

Solid composite & brushed steel front door with central opaque double glazing plus double glazed opaque side panel. Wood effect flooring. Stairs to first floor. Radiator. Doors off to Lounge, Family Room, Kitchen Diner & Guest WC, Internal courtesy door into Double Garage. Coving. Radiator. Under stairs storage cupboard.

Lounge

16'2" x 16'3" (4.95 x 4.97)

Double glazed French Doors & window to the rear aspect. Two radiators. Coving. TV & Telephone points. Gas fire with hearth & surround.

Family Room

12'8" x 10'7" (3.88 x 3.24)

Double glazed bay window to the front aspect. Radiator. Coving.

Kitchen Diner

Kitchen Area

13'6" x 19'2"

Karndean flooring. Opens through to extended Dining Area. Door to Utility Room. Full range of quality high-gloss RFK base & eye level units with stylish work surface over. Space for large fridge/freezer. Integrated double oven (one part microwave), integrated gas hob & extractor. Integrated dishwasher. Composite sink/drainage with mixer tap. Radiator. Inset spotlights.

Dining Area

19'2" x 9'9"

Continuation of Karndean flooring with underfloor heating. Two sets of bi-fold doors onto the patio & rear garden. Additional double glazed door to the side. Three Velux windows.

Utility Room

5'9" x 10'7" (1.76 x 3.25)

Double glazed door to the side aspect. Continuation of Karndean flooring. Sink/drainage with mixer tap. Additional base & eye level units. Tiling to splashbacks. Space & plumbing for washing machine. Radiator.

WC

Wood effect flooring. Low flush WC. Tiling to splashbacks. Wash hand basin set upon stylish vanity unit/plinth with modern mixer tap over. Radiator. Extractor.

Landing

Doors off to all five bedrooms. Loft access hatch. Airing cupboard. Coving. Radiator.

Bedroom One

16'6" x 13'4" (5.05 x 4.08)

Two double glazed windows to the front aspect. Radiator. Door to En suite, Fitted wardrobes.

En suite

Double glazed window to the side aspect. Large fully tiled shower cubicle. Heated towel rail. Low flush WC. Wash hand basin with vanity unit. Extractor. Fully tiled.

Bedroom Two

14'7" x 11'1" (4.46 x 3.39)

Double glazed window to the front aspect. Radiator. Door to En suite. Built in wardrobes.

En suite

Double glazed window to the front aspect. Fully tiled. Pedestal wash hand basin. Low flush WC. Heated towel rail. Shower cubicle.

Tel: 01788 221242

Bedroom Three

13'8" x 11'7" max (4.17 x 3.54 max)

Double glazed window to the rear aspect. Radiator. TV & telephone points.

Bedroom Four

11'2" x 10'11" (3.42 x 3.35)

Double glazed window to the rear aspect. Radiator.

Bedroom Five

8'1" x 9'7" (2.47 x 2.94)

Double glazed window to the rear aspect. Radiator.

Bathroom

9'7" x 8'1" (2.94 x 2.47)

Double glazed window to the side aspect. Stand-alone bath with adjacent mixer tap. Low flush WC. Heated towel rail. Fully tiled. Wash hand basin set upon vanity unit with mixer tap. Extractor.

Driveway & Frontage

Block paved driveway for two cars (side-by-side). Gated access on both sides of the property (into rear garden). Front garden laid to lawn with corner border plus small tree. Driveway leads to double garage.

Double Garage

16'10" x 16'2" (5.15 x 4.94)

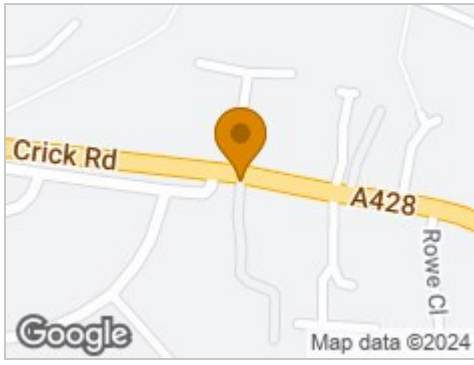
Two electric metal up-and-over doors. Power & light connected. Wall mounted boiler. Internal courtesy door to Hallway.

Rear Garden

Enclosed by timber fencing. Gates to two sides. Full width slabbed patio. Remainder of garden is primarily laid to lawn with sleeper-edged borders. Summerhouse with hard-standing.



Road Map



Hybrid Map



Terrain Map



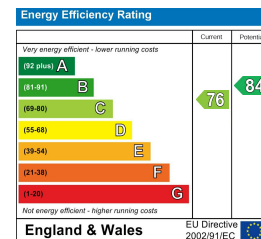
Floor Plan



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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