



Ellis Brooke



81 Constable Road

Hillmorton, Rugby, CV21 4DA

Asking price **£337,500**



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Hallway

Composite part glazed front door with double glazed side panels. Wood effect flooring. Stairs to first floor. Radiator. Door into Lounge/Diner. Door to Office. Door into Kitchen/Diner. Understairs storage area.

Lounge/Diner

26'3" x 12'5" (narrows to 10'5") (8.00m x 3.78m (narrows to 3.18m))

Sizeable double glazed window to the front aspect plus double glazed French Doors to the rear. Two radiators.

Office

9'5" x 6'7" (2.87m x 2.01m)

Double glazed window to the front aspect. Radiator. Small loft area. Inset spotlights.

Kitchen/Diner

16'1" x 13'3" (4.90m x 4.04m)

Double glazed window & French doors to the rear garden. Radiator. Door to Utility/Shower Room. Ceramic tiled floor. Full range of base & eye level units with stylish work surface over. One & a half bowl stainless steel sink/drainer with directional mixer tap. Space for fridge/freezer. Integrated double oven with gas hob & extractor plus microwave. Inset spotlights. Tiling to splashbacks. Integrated wine cooler. Space for an additional appliance.

Utility Room/Shower Room

6'8" x 7'1" (2.03m x 2.16m)

Continuation of ceramic tiled floor. Space & plumbing for washing machine with work surface over. Wall mounted Worcester combination boiler. Large fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Inset spotlights. Extractor.

Landing

Double glazed window to the side aspect. Loft access hatch. Storage cupboard (with radiator). Doors off to all 3 bedrooms & Bathroom.

Bedroom One

13'3" x 11' (4.04m x 3.35m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

10' x 11'5" (inc storage) (3.05m x 3.48m (inc storage))

Double glazed window to the rear aspect. Radiator. Bank of fitted cupboards & storage.

Bedroom Three

7'8" x 9'3" (2.34m x 2.82m)

Double glazed window to the front aspect. Radiator. Range of fitted bedroom furniture to include cabin bed with drawers, desk area plus wardrobe with hanging space.

Family Bathroom

8'8" x 5'4" (2.64m x 1.63m)

Double glazed window to the rear aspect. 'L Shaped' bath with dual shower feature and mixer tap. Wash hand basin & WC built into vanity unit with storage. Heated towel rail. Tiling to splashbacks. Inset spotlights. Extractor.

Driveway

Slate chipping driveway offering side-by-side parking for 3 vehicles with space for 1 more car. Raised sleeper planter. Side access with gate into Rear Garden.

Garden

Enclosed by timber fencing. Two patio areas (to make the most of the sun positions). Lawned area with borders to both sides. Shed with hard-standing.



Road Map



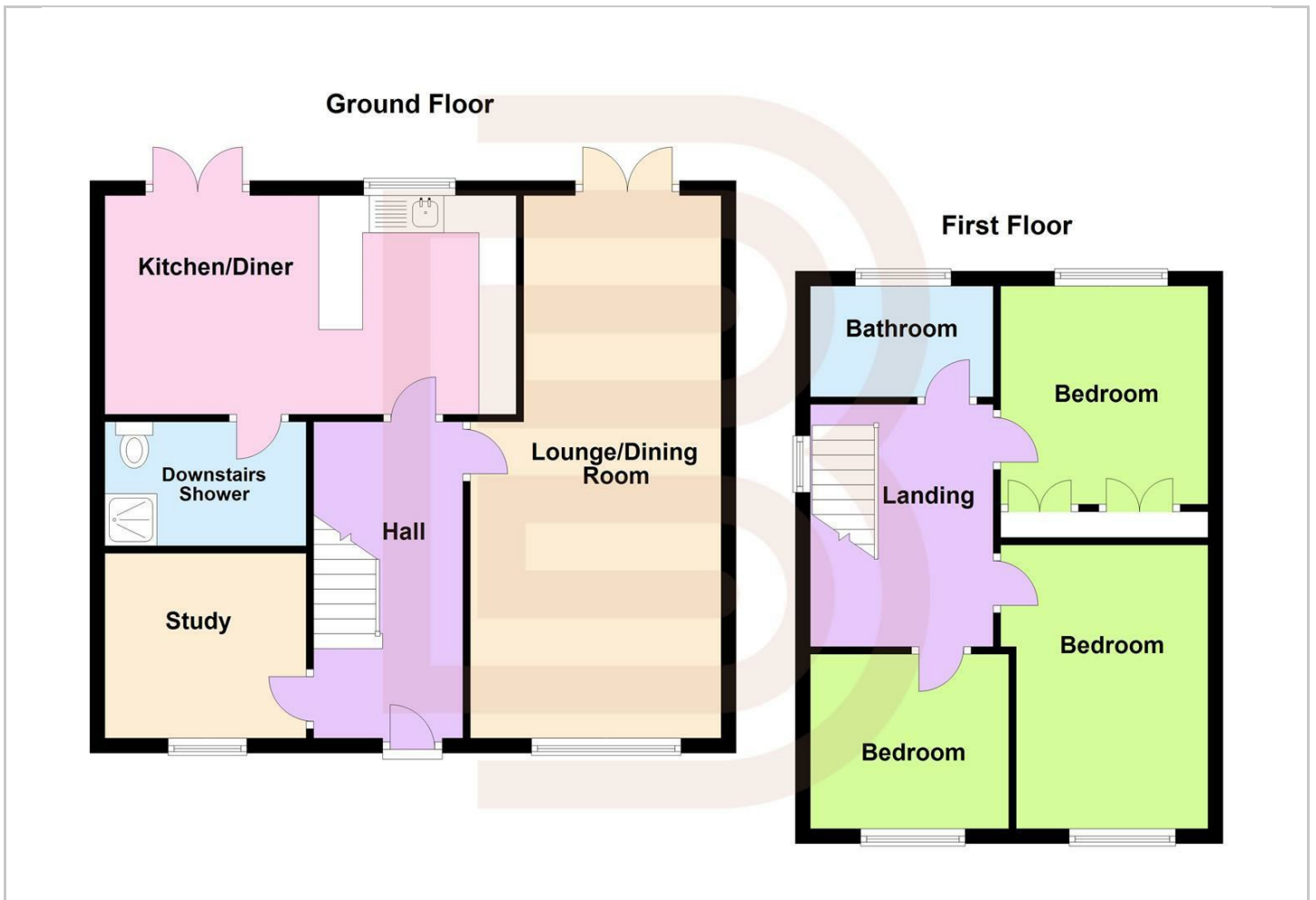
Hybrid Map



Terrain Map



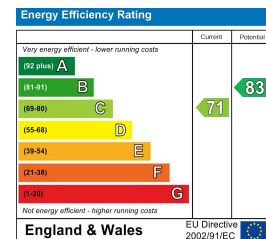
Floor Plan



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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