



Ellis Brooke



130 Lower Hillmorton Road

, Rugby, CV21 3TJ

Offers in excess of £375,000



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Porch

Double glazed outer door. Double glazed windows to the sides & front. Tiled floor. Quality modern composite door into Hallway.

Hallway

Stairs to first floor. Wood effect 14mm flooring. Brushed matt radiator. Under stairs storage cupboard. Door into Living Room. Door into Lounge. Door into Family Room/Bedroom 4. Door into Shower Room. Inset spotlights.

Living Room

12'7" into bay x 12'1" (3.84m into bay x 3.68m)
Double glazed bay window to the front aspect. Vertical brushed matt radiator. Wood effect 14mm flooring. Double doors into Lounge. TV & Ethernet points. Inset spotlights.

Lounge

18'3" x 11'1" (5.56m x 3.38m)
Double glazed sliding patio door onto rear garden. Continuation of wood effect 14mm flooring. Two vertical brushed matt radiators. TV & Ethernet points. Door into Kitchen/Diner. Inset spotlights.

Kitchen/Diner

17'5" + recess x 17'2" (5.31m + recess x 5.23m)
Two double glazed windows & patio door to the rear aspect. Vertical brushed matt radiator. Tiled floor with underfloor heating. Inset spotlights. Full range of base & eye level units with work surface over. One & a half bowl stainless steel

inset sink with directional mixer tap. Combination boiler housed in cupboard. Integrated washing machine. Integrated dishwasher. Integrated cooker & microwave. Space for a large fridge/freezer. Central kitchen island with further cupboards & integrated gas hob with extractor. Additional base & eye level units on the opposite wall with in-built seating. TV & Ethernet points.

Family Room / Bedroom

22' x 9'3" (6.71m x 2.82m)

Currently used as a Family Room with an office area, but would make an ideal 4th Bedroom if required.

Double glazed window to the front aspect. Wood effect 14mm flooring. Built-in office furniture at one end. Two vertical brushed matt radiators, TV & Ethernet points. Inset spotlights.

Downstairs Shower Room

9'3" x 6'3" (2.82m x 1.91m)

Fully tiled walls. Fully tiled floor with underfloor heating. Inset spotlights. Heated towel rail. Extractor. Wall mounted WC with inset wall flush controls. Wall mounted wash hand basin with vanity unit. Shaver point. Large walk-in shower with multi function directional shower & alcove storage.

Landing

Double glazed window to the side aspect. Large loft access hatch (with pull-down ladder,

boarded). Doors to all 3 Bedrooms plus Bathroom.

Bedroom One

12'4" max x 12'1" (3.76m max x 3.68m)

Double glazed window to the front aspect. Radiator. TV & Ethernet points.

Bedroom Two

13'4" x 10'2" (4.06m x 3.10m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9'6" x 7'9" (2.90m x 2.36m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom

5'8" x 5'9" (1.73m x 1.75m)

Double glazed window to the front aspect. Low flush WC. Wash hand basin with vanity unit storage. Heated towel rail. Panelled bath with jet functions and shower over. Tiled floor. Fully tiled walls. Inset spotlights. Extractor.

Frontage

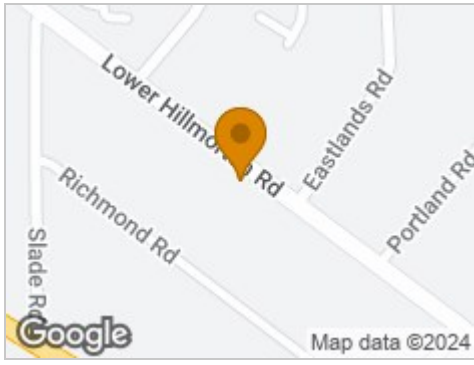
Hard-standing for up to 2 cars. Electric car charging point.

Rear Garden

Primarily enclosed by timber fencing and hedging. Substantial porcelain two-tone patio leading onto lawned area with borders. Pathway leading to shed at the base of the garden.



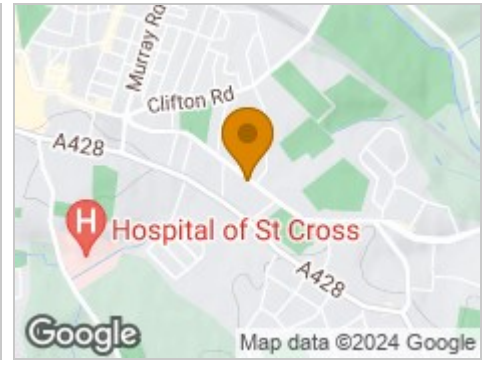
Road Map



Hybrid Map



Terrain Map



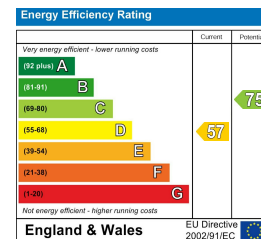
Floor Plan



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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