



Ellis Brooke



4 Dickens Road

Hillside, Rugby, CV22 5RW

**Offers in excess of £280,000**



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# 4 Dickens Road

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## Hallway

Double glazed front door with window to one side. Stairs to first floor. Small under-stairs cupboard. Door to Kitchen & further accommodation. Door to Lounge & further accommodation. Radiator.

## Kitchen

16'4" x 6'3" min & 8'8" max (4.98m x 1.91m min & 2.64m max)

Double glazed windows to the front & side aspect plus door into Lean-To. Radiator. Full range of base & eye level units with work surfaces over plus shallow breakfast bar area. Stainless steel sink/drainers with mixer tap & tiling to some splashbacks. Space for fridge/freezer. Space & plumbing for dishwasher. Space & plumbing for washing machine. Integrated oven with hob & extractor. Radiator. Coving.

## Lean-To

Access doors onto the driveway & into the rear garden. Space for further appliances if required. Serves as the access to the rear garden. Shelving units.

## Lounge

18'9" x 11' into alcoves (5.72m x 3.35m into alcoves)

Opens onto Sun Room. Door to Office (possible downstairs bedroom). Sliding door to Inner Lobby & further accommodation. Two radiators. Gas fire. Understairs alcove.

## Sun Room

11' x 9'2" (3.35m x 2.79m)

Double glazed picture windows to two garden aspects with door onto patio. Underfloor heating.

## Office / Bedroom

9'2" x 8'1" min (+ wardrobe area) (2.79m x 2.46m min (+ wardrobe area))

Currently used as an Office, but has formerly been used as a downstairs bedroom.

Double glazed French Doors out onto patio. High level double glazed window to the side aspect. Radiator. Wardrobe space.

## Inner Lobby

Sliding door from Lounge. Further sliding door into Wet Room. Storage cupboard.

## Wet Room

7'3" x 5'9" (2.21m x 1.75m)

Double glazed window to the front aspect. Fully tiled walls & floor. Underfloor heating. Low flush WC. Wash hand basin set into vanity unit. Extractor. screened walk-in shower cubicle. Radiator.

## Landing

Doors off to all 3 bedrooms & shower room. Loft access hatch (having pull-down ladder, fully boarded with light plus boiler)

## Bedroom One

11'2" x 11' (3.40m x 3.35m)

Double glazed window to the front aspect.

Radiator. Curtained wardrobe with shelving & drawers.

#### Bedroom Two

11' into alcoves x 8'7" inc wardrobe (3.35m into alcoves x 2.62m inc wardrobe)  
Double glazed window to the rear aspect.  
Radiator. Fitted wardrobe.

#### Bedroom Three

10'8" x 6'2" (3.25m x 1.88m)  
Double glazed window to the side aspect.  
Radiator. Storage cupboard. Eaves storage.

#### Shower Room

7' x 6'3" + shower cubicle (2.13m x 1.91m + shower cubicle)  
Double glazed window to the side aspect.  
Heated towel rail. Low flush WC. Pedestal wash hand basin. Full bank of vanity cupboards. Fully tiled shower cubicle.

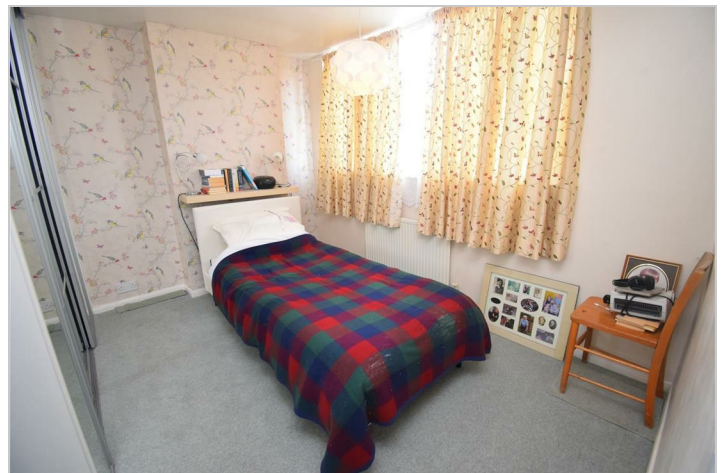
#### Driveway / Frontage

Block paved driveway for 2/3 cars. Curved

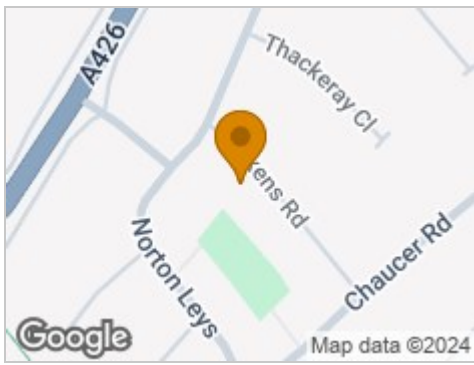
border feature planting area with plants, small trees & shrubs. Gate into lean-to. Hedging to one side.

#### Garden

Enclosed to all sides by timber fencing & backing onto park. Door into lean-to. Patio. Hard standing for two sheds (the larger of which comes with shelving units) with power connected. Banked outer border to the rear boundary. Further borders to the sides of the garden.



Road Map



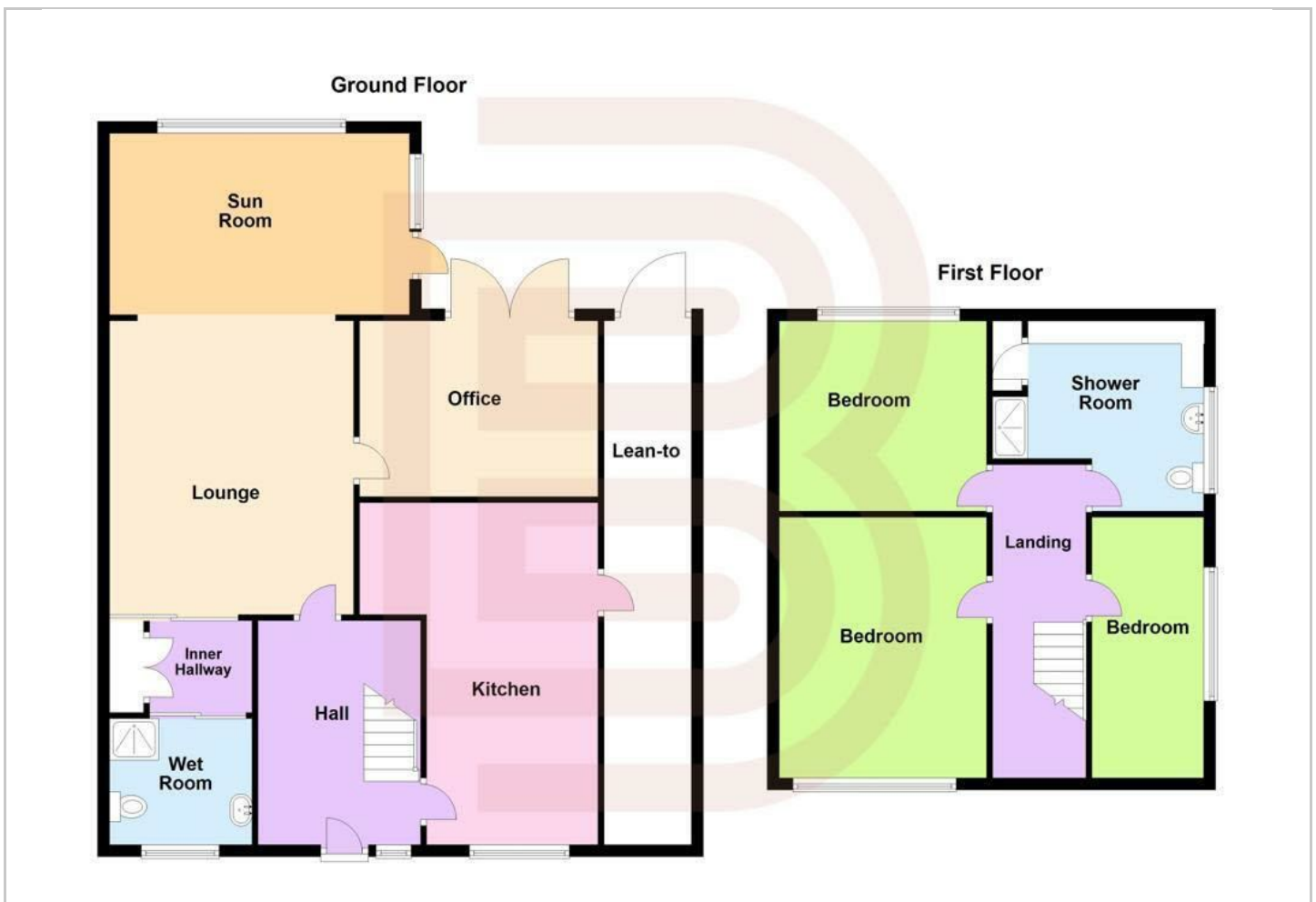
Hybrid Map



Terrain Map



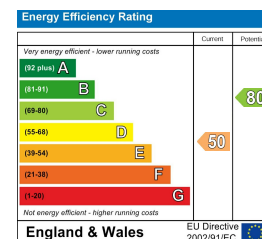
Floor Plan



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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