



Ellis Brooke



## 6 Waverley Road

Hillmorton, Rugby, CV21 4NW

**Guide price £325,000**



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## Hall

Composite front door with double glazed panel and double glazed window to one side. Wood effect flooring. Stairs to first floor. Coat hanging area. Door to WC. Door to Family Room/Office. Door to Kitchen/Diner. Radiator.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Small wash hand basin. Radiator.

## Kitchen Diner

17'6" x 9'9" (5.33m x 2.97m)

Double glazed bi-fold doors onto the garden. Opens through to Sitting Area. Radiator. Wood effect flooring. Full range of base and eye level units with complimentary work surface over. Composite sink/drainage with mixer tap. Integrated electric hob with extractor over. Integrated oven and microwave. Integrated washing machine. Integrated slimline dishwasher. Integrated fridge and freezer. Feature chimney breast housing wood burner. Inset spotlights.

## Sitting Area

10'2" x 8'5" (3.10m x 2.57m)

Double glazed window to the rear garden. Wood effect flooring. Radiator.

## Family Room/Office

9'9" x 8'6" (2.97m x 2.59m)

Double glazed door and window to the side aspect. Two under-stairs storage cupboards. Wood effect flooring. Radiator.

## Landing

Double glazed window to the front aspect. Doors off to all 3 bedrooms. Door to bathroom. Loft access hatch. Cupboard.

## Bedroom One

12'2" x 9'8" min (3.71m x 2.95m min)

Dual aspect room with two double glazed windows. Radiator.

## Bedroom Two

11' x 10'8" (3.35m x 3.25m)

Dual aspect room with two double glazed windows. Radiator.

## Bedroom Three

9'1" x 8'7" (2.77m x 2.62m)

Double glazed window to the rear aspect. Radiator. Wardrobe recess area.

## Bathroom

5'9" x 5'7" (1.75m x 1.70m)

Double glazed window to the side aspect. Panelled bath with shower over. WC & wash hand basin set into vanity unit. Heated towel rail. Extractor. Tiling to splashbacks.

## Front Garden

Enclosed by low level timber fencing with concrete posts. Lawned fore-garden. Block paved pathway with metal gate into side garden. Canopy porch area.

## Side Garden

Enclosed by hedging and mainly laid to lawn.

Pathway leading to main rear garden area. Gate to front.

#### Rear Garden

Enclosed primarily by timber fencing with some hedges. Patio. Gate onto Driveway. Courtesy door into garage.

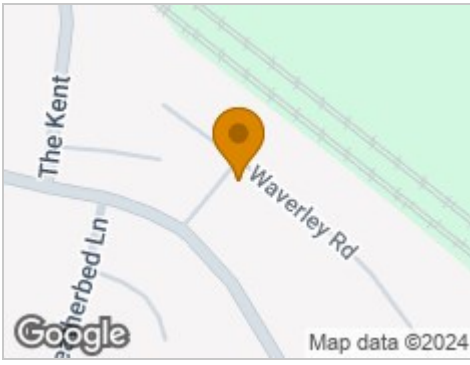
#### Driveway & Garage

Side-by-side parking. Gate into garden.

Garage with metal up-and-over door with courtesy door and windows onto garden.



Road Map



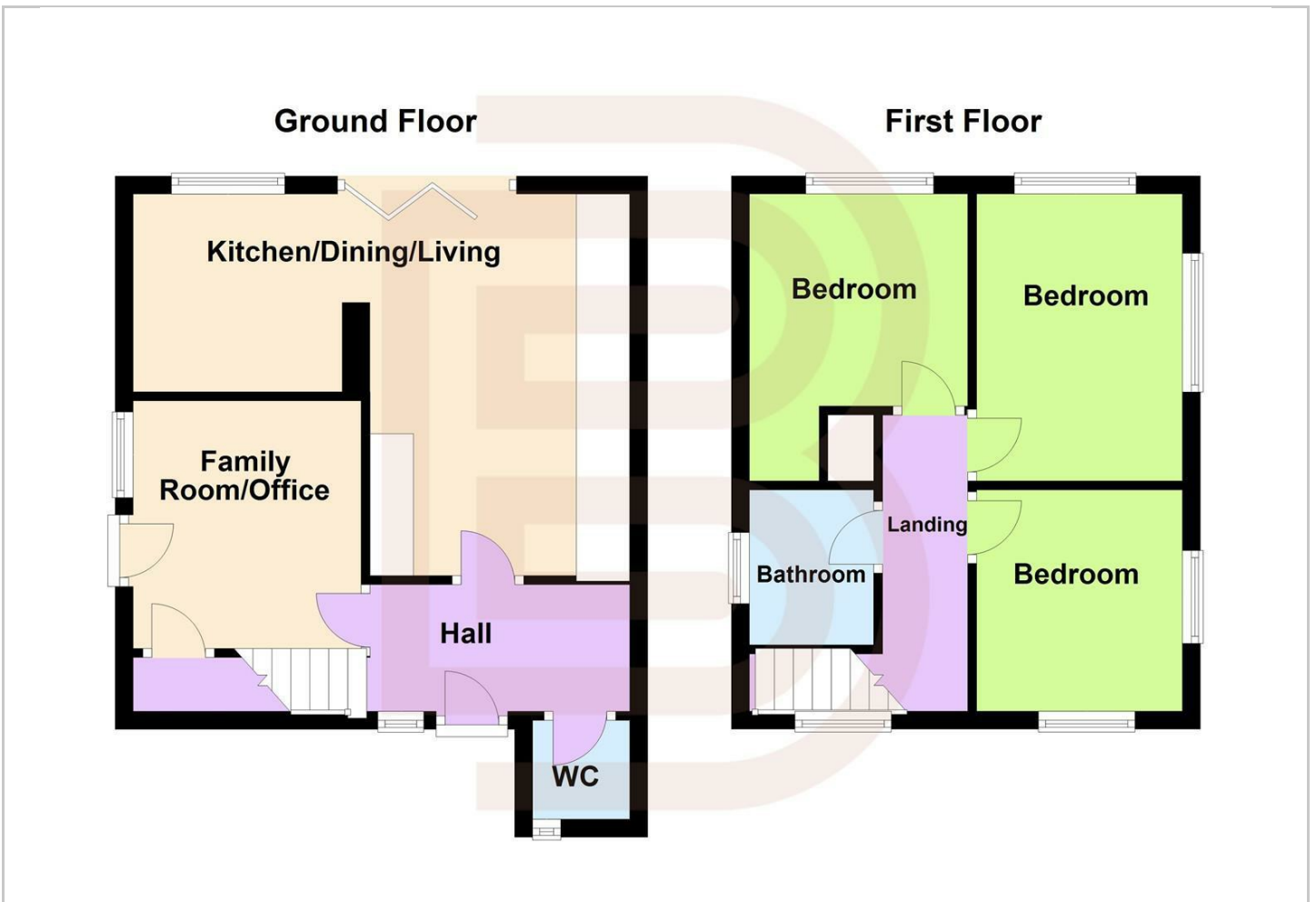
Hybrid Map



Terrain Map



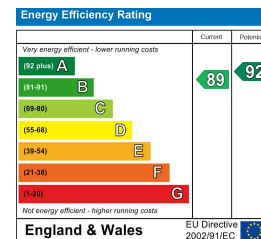
Floor Plan



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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