



Ellis Brooke



227 Hillmorton Road

, Rugby, CV22 5BA

Guide price £750,000



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Porch

8'4" x 7' (2.54m x 2.13m)

Double glazed construction with wooden door into main entrance for property. Tiled flooring.

Entrance Reception

15'10" x 9'10" max (4.83m x 3.00m max)

Impressive entrance area which flows through to Dining Room and beyond, with Kitchen access to the opposite side and doors to Inner Hallway beyond. Wood effect flooring. Fireplace area with wood burner. Two double glazed windows. Coving.

Dining Room

17'5" x 10'10" (5.31m x 3.30m)

Double glazed window. Opens into Lounge. Wood effect flooring. Modern electric radiator. Coving.

Lounge

18'5" x 12' max (5.61m x 3.66m max)

Double glazed windows onto Front Garden (one being a bay window). Wood effect flooring. Modern electric radiator. Feature Inset gas fire with glass frontage and remote control. Coving.

Inner Hallway

Wood effect flooring. Stairs to first floor. Door to Shower Room. Under-stairs cupboard. Double glazed window.

Kitchen

15'4" x 11'5" (4.67m x 3.48m)

Two double glazed windows onto the Driveway/Frontage. Continuation of wood effect flooring. Radiator. Doorway to Utility. Full range of base and eye level units in contrasting colour scheme. Quartz worktops. Space for range style

cooker. Space for large fridge/freezer. Integrated dishwasher. Space for slim wine chiller. Internal window into Utility.

Utility

13'3" x 9'8" max (4.04m x 2.95m max)

Double glazed windows to two sides. Double glazed door to Driveway. Tiled floor. Stainless steel sink/drain. Space and plumbing for washing machine. Space for further appliance (such as a dryer). Additional base and eye level storage plus work surfaces. Tiled pet wash/shower area. Heated towel rail.

Shower Room

9'5" x 4'5" (2.87m x 1.35m)

Double glazed window. Fully tiled double shower cubicle. Low flush WC. Tiled floor. Wash hand basin. Extractor. Heated towel rail.

Landing

Doors off to all four bedroom. Double glazed window to the rear. Coving.

Bedroom One

15'10" x 11'5" (4.83m x 3.48m)

Double glazed windows. Double doors through to En Suite. Loft access hatch. Wood effect flooring. Radiator.

En Suite

13'4" x 9'5" (4.06m x 2.87m)

Double glazed window. Large fully tiled shower cubicle. Double ended rolltop bath with mixer tap. His and hers sinks. Tiled floor. Extractor. Low flush WC.

Bedroom Two

15'10" x 12'10" max (4.83m x 3.91m max)

Double glazed bay window with window seat overlooking front garden. Further feature circular double glazed window. Radiator. Wood effect flooring.

Bedroom Three

12'5" x 9'10" max (3.78m x 3.00m max)

Two double glazed windows. Radiator. Built in alcove cupboard. Coving.

Bedroom Four

11'3" x 9'11" max (3.43m x 3.02m max)

Double glazed window. Currently used as office. Wood effect flooring. Exposed brick chimney breast. Coving. Radiator.

Double Garage

19'2" x 16'1" (5.84m x 4.90m)

Two metal up and over doors. Side courtesy door.

Driveway

Gated block paved driveway with additional pedestrian gate onto Langton Road. Opens onto Front garage with gates onto main rear garden. Courtesy door into garage.

Front Garden

Abutting Hillmorton Road and enclosed by timber fencing and trees. Mainly laid to lawn.

Rear Garden

Located on the Langton Road side of the property. Separated from the Driveway by metal gates. Enclosed primarily by timber fencing with central swimming pool (flanked by slabs) beyond the pool is a further enclosed lawned area with several established trees.

Notes

Due to the plot size and positioning this property also offers potential for further development (subject to planning permission)



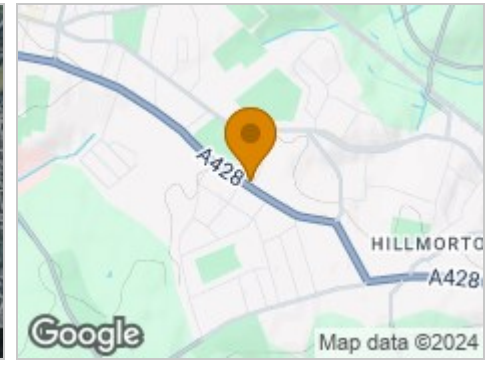
Road Map



Hybrid Map



Terrain Map



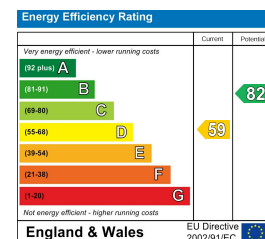
Floor Plan



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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