



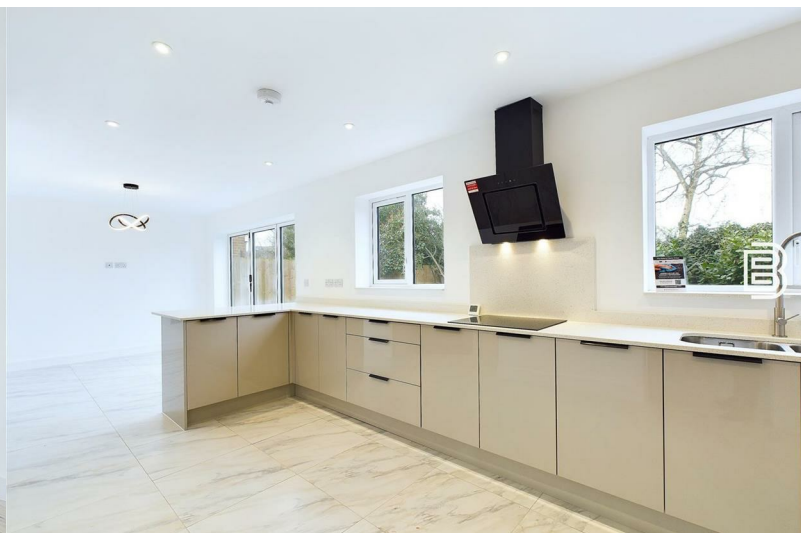
Ellis Brooke



270 Bilton Road

, Rugby, CV22 7DZ

Guide price £475,000



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Hallway

Composite front door with side double glazed window. Porcelain tiled floor with underfloor heating. Stairs rising to first floor with glass bannister inserts. Doors off to WC, Lounge, Office and Kitchen/Diner.

Lounge

Double glazed bay window to the front aspect. Underfloor heating. TV & Telephone points.

Study

Double glazed window to the front aspect. Underfloor heating.

Guest WC

Double glazed window to the front aspect. Porcelain tiled floor. Low flush WC. Pedestal wash hand basin. Underfloor heating. Extractor.

Kitchen/Diner

Double glazed bi-fold doors to the rear garden plus two double glazed windows. Door into Utility Room. Porcelain tiled floor with underfloor heating. Range of base and eye level units with Quartz work surfaces over and Quartz splashbacks. Double stainless steel sink with mixer tap. Integrated double oven and microwave. Integrated fridge and freezer. Integrated dishwasher. Integrated induction hob with extractor. Inset spotlights. TV point.

Utility Room

Continuation of tiled floor and underfloor

heating. Double glazed door to the side aspect. Range of base and eye level units with Quartz worktops and further stainless steel sink. Cupboard housing boiler.

Landing

Doors off to all 4 bedrooms, family bathroom & airing cupboard. Loft access hatch. Double glazed window to the front aspect. Radiator. Inset spotlights.

Bedroom One

Double glazed window to the front aspect. Radiator. Door to En-suite. Inset spotlights.

En-Suite

Double glazed window to the side aspect. Ceramic tiled flooring. Heated towel rail. Fully enclosed shower cubicle. WC and wash hand basin set upon vanity unit. Extractor. Half height wall tiling. Inset spotlights (automatic).

Bedroom Two

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

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Family Bathroom

Double glazed window to the rear aspect. Heated towel rail. Panelled bath with rainfall style shower over. Ceramic tiled flooring. WC and wash hand basin set upon vanity unit. Tiled floor. Extractor. Inset spotlights.

Driveway

Sizeable private driveway for at least 3 cars which will be Resin finished. Side gates to the rear garden (both sides of the property). Storm porch. Outside feature lighting.

Rear Garden

Fully enclosed by timber fencing. Full width porcelain patio with two side gates. The rest of the garden is laid to lawn with small trees, plants and shrub borders.



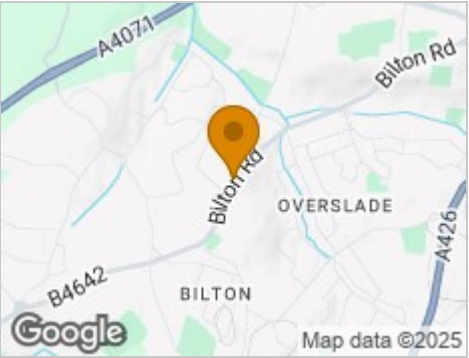
Road Map



Hybrid Map



Terrain Map



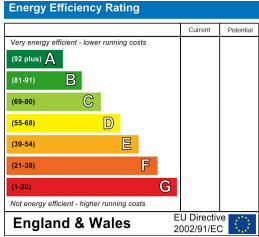
Floor Plan



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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