



# Ellis Brooke



## 44 Kerry Hill Drive

Long Lawford, Rugby, CV23 9FQ

**Offers in excess of £315,000**



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## Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has Amtico flooring throughout, stairs that rise to the first floor, access to a useful under stairs storage cupboard which provides ample space for cloaks and shoe storage. Further to this there are doors which provide access through to all ground floor accommodation.

## Living Room

10'7" x 15'0" (3.23m x 4.58m)

A well proportioned living room that benefits from a box style bay window to the front elevation. The living room has a continuation of the Amtico flooring found in the entrance hall.

## Kitchen/Diner

19'7" x 9'6" (5.97m x 2.92m)

A fantastic room that occupies the whole rear elevation of the property. The kitchen/diner is neatly defined into two separate spaces of kitchen and dining. The room benefits from a continuation of the Amtico flooring and also has a window to the rear elevation along with double opening doors that provide access to the garden. The kitchen comprises of a range of base and eye-level units with a complementary worktop over. There is a fitted electric oven with four ring electric hob, and extractor fan over. In addition there is a fitted fridge, freezer and dishwasher. Further space and plumbing is available for a washing machine. The properties gas boiler is housed in one of the eye-level units. Within the dining area there is ample space for a dining table and access to further base level units.

## WC

5'2" x 3'7" (1.6m x 1.1m)

With a low level flush WC and wash hand basin that has tiling to the splash back area. The Amtico flooring continues into the room.

## 1st Floor Landing

With a window to the side elevation that provides natural light. The first floor landing gives access to a useful storage cupboard along with access to the loft via a loft hatch. Doors provide access through to all bedrooms

## Bedroom 1

9'10" x 8'11" (3.01m x 2.72m )

A double bedroom that benefits from a fitted wardrobe, with sliding mirrored doors that provides ample space for clothes storage. To the front elevation of the bedroom there are two windows, providing natural light. A door gives access to the ensuite.

## Ensuite

5'5" x 8'3" (1.66m x 2.53m)

With a suite that comprises a low level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all of the splash back area areas, a wall mounted heated towel rail and to the front elevation a frosted window.

## Bedroom 2

11'1" x 7'10" (3.38m x 2.41m)

A double bedroom that is located to the rear elevation. With a window that provides a view over the garden beyond.



### Bedroom 3

8'5" x 10'7" (2.57m x 3.23m)

A double bedroom that benefits from a window to the rear elevation, providing a view over the garden.

### Bathroom

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with mixer shower over. There is a frosted window to the side elevation, tiling to all splash back areas and a wall-mounted heated towel rail.

### Rear Garden

To the immediate rear of the home is a paved patio that provides ample space for alfresco dining. A continuation of the patio runs along the garden to a further patio area located to the rear of the garden. The remainder of the garden has been laid to lawn with some sleeper style raised flower beds. From the garden, there is a pedestrian gate which gives access to the driveway.

### Parking

With a tarmac driveway found to the side of the property that provides ample off-road parking for 2/3 vehicles and provides access to the single

garage. There is a EV charging point. A pedestrian gate gives access to the garden.

### Single Garage

10'4" x 19'5" (3.17m x 5.94m)

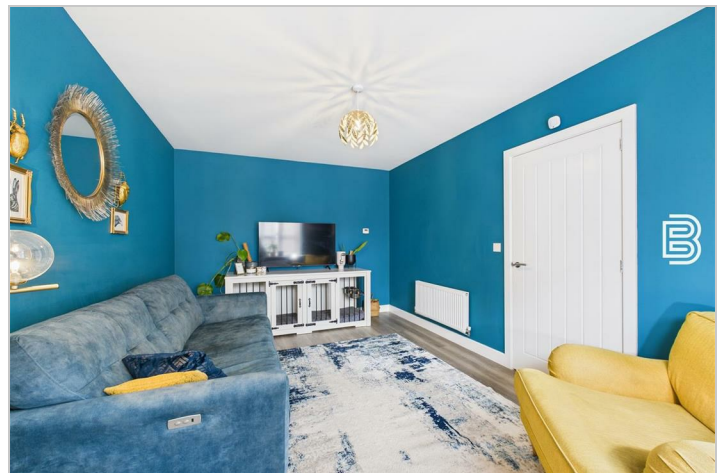
With a manual up and over door to the front elevation. The garage has light and power connected and benefits from further storage available within the rafters.

### Front Elevation

The property is accessed from the public highway along a block paved path and under a covered storm porch. To the front of the home there are two gravel areas with mature planting.

### Agents Note

A service charge is payable for the upkeep of the estate. The approximate amount is £200 per annum.



Road Map



Hybrid Map



Terrain Map



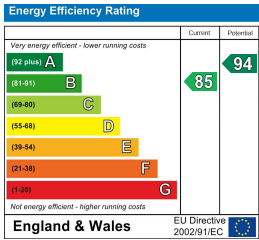
Floor Plan



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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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk