



# Ellis Brooke



## 160 Alwyn Road

Bilton, Rugby, CV22 7RA

**Guide price £325,000**





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## Porch

Double glazed door with double glazed windows to both sides. Tiled floor. Storage. Wooden part glazed door into Hallway.

## Hallway

Stairs to first floor. Small under-stairs storage area. Doors off to WC, Dining Room, Kitchen and Lounge. Radiator.

## Guest WC

Double glazed window to the side aspect. Low flush WC. Wall mounted wash hand basin. Extractor.

## Dining Room

Double glazed window to the front aspect. Radiator. Coving.

## Extended Lounge

Double glazed door with fully opening & tilting side panels. Two radiators. Inset chimney breast area.

## Extended Kitchen

Double glazed windows to the side and rear. Double glazed door. Full range of base and eye level units with work surfaces over and tiling to splashbacks. One and half bowl stainless steel sink/drainers with mixer tap. Space for upright fridge/freezer. Space for cooker. Integrated dishwasher. Space and plumbing for washing machine. Radiator. Cupboard housing Vaillant boiler.

## Landing

Doors off to three bedrooms. Door to Bathroom. Double glazed window to the side aspect. Loft access hatch.

## Bedroom One

Extended. Double glazed window to the rear aspect overlooking the garden. Radiator. Opens into En-Suite. Full bank of fitted bedroom furniture. Fitted alcove storage.

## En-Suite

Double glazed window to the rear aspect. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Extractor. Built in cupboards (housing water cylinder). Heated towel rail.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the side aspect. Panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. Shaver point. Heated towel rail. Tiling to splashbacks.

## Driveway & Frontage

Block paved driveway. Gated side access into rear garden. Slate chipping border and curved corner planter area.

Tel: 01788 221242

## Rear Garden

Primarily enclosed by timber fencing. First section has patio with impressive electric sun awning, seating area, side gate and artificial grass with borders. Second section has shed with hard-standing, sweeping artificial grass walkway with slate borders and feature areas. Last section is gated and laid to slate chippings with stepping stones and additional rear patio/seating area looking out over fields to the rear.





Road Map



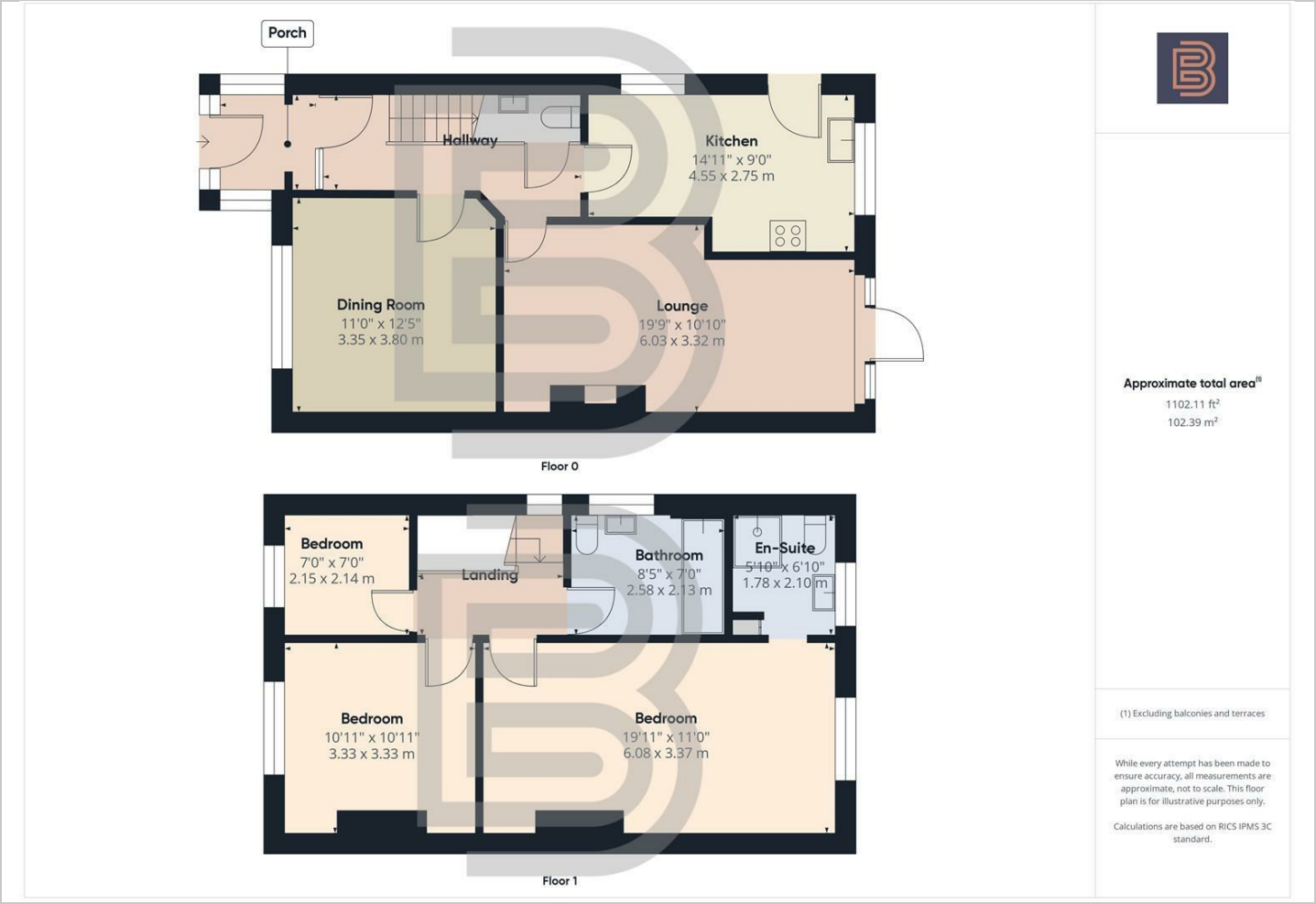
Hybrid Map



Terrain Map



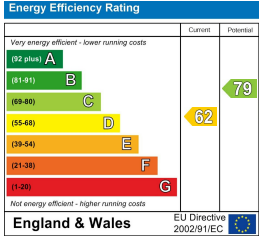
Floor Plan



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](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)