



Ellis Brooke



182 Hillmorton Road

, Rugby, CV22 5AW

Guide price £725,000



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Entrance Hall

Accessed under a covered storm porch and through a wooden front door with pretty stained glass windows. The entrance hall benefits from exposed floorboards throughout and gives access to a useful under stairs storage cupboard and further cupboard, which homes the property's boiler. In addition access to a utility cupboard is provided, within the cupboard there is space and plumbing for a washing machine and tumble dryer. Further to this there are doors which provide access through to all first floor accommodation and stairs that rise to the first floor.

Living Room

13'10" x 11'11" (4.24m x 3.65m)

With a bay window to the front elevation that provides a view over the front garden. This room benefits from a feature fireplace with cast iron fire.

Sitting Room

12'11" x 15'11" (3.94m x 4.87m)

The sitting room benefits from a continuation of the exposed floorboards found through the entrance hall. This room enjoys a window to the side elevation and double opening doors to the rear elevation, which give access to the garden. Within the room there is a feature fireplace with a dual fuel log burning stove set within.

Dining Room

15'5" x 13'6" (4.7m x 4.12m)

This room is used by current vendors as a ground floor bedroom. A spacious room that benefits from a bay window to the front elevation and further window to the side elevation. This room has a feature fireplace with cast-iron fire set within.

Kitchen Family Room

29'9" x 9'8" (max) (9.07m x 2.95m (max))

The spacious kitchen family room is neatly defined into three areas of kitchen, dining and seating. The kitchen itself comprises of a range of base and full height units with a wooden work top over. There is space for a gas fired range style cooker with extractor fan over, a fitted dishwasher, fitted fridge freezer, and integrated microwave oven.

The room is flooded with natural light owing to the triple aspect windows. To the side elevation there are two windows that provide a view over the driveway and a further door which gives access to it. To the rear there is a large window, providing a view

over the rear garden and the opposing side elevation, double opening doors providing access to the patio.

The room further benefits from a useful fitted storage cupboard.

Inner Hallway

The internal hallway is accessed from the entrance hall and has a door which gives access through to and stairs which rise to Bedroom 2.

Ground Floor Shower Room

9'8" x 5'2" (2.96m x 1.59m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower within. The walls are part tiled, the floor is fully tiled, there is a heated towel rail and to the rear elevation there is a frosted window.

Bedroom 2

18'1" x 13'8" (some restricted height) (5.53m x 4.19m (some restricted height))

A spacious double bedroom that benefits from three Velux windows with fitted blinds. The bedroom further benefits from a range of fitted wardrobes.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition there are doors which provide access through to part of the first floor accommodation. In addition there is a feature fireplace.

Bedroom 1

9'11" x 12'0" (3.03m x 3.67m)

A double bedroom that benefits from a fitted wardrobe. To the side elevation there is a window and in addition the room benefits from a feature cast-iron fireplace.

Bedroom 3

7'0" x 12'1" (2.15m x 3.7m)

A spacious single bedroom with a window to the front elevation. This bedroom benefits from access to a carpeted loft space/cupboard.

Bedroom 4

13'2" x 13'10" (some restricted height) (4.02m x 4.23m (some restricted height))

With three Velux windows providing natural light. This bedroom

also gives access to a useful storage cupboard which homes the property's hot water tank.

Office

8'4" x 13'8" (some restricted height) (2.56m x 4.19m (some restricted height))

A room that could provide a further bedroom but used by the current owners as a home office. With a Velux window providing natural light.

Family Bathroom

6'6" x 8'9" (2m x 2.69m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under, a roll top style freestanding bath and separate shower cubicle with electric shower within. Within the family bathroom there is tiling to all splash back areas and the floor is fully tiled. To the side elevation there is a Velux window and there is a heated towel rail. Within the family bathroom there is underfloor heating.

Rear Garden

To the rear of the property, there is a generously sized private and enclosed rear garden. To the immediate rear of the home is a good size patio, which provides ample space for alfresco dining. There is a gravel path which runs the perimeter of the garden, which in the main has been laid to lawn with a range of mature shrubs, hedges, and planting dispersed throughout. Within the garden there is a useful summer house which provides an ideal retreat from the main property and somewhere to overlook the garden. To the rear of the garden there is an area which has been separated to create an allotment garden.

Front Garden

This home benefits from a private and enclosed front garden, which in the main has been laid to lawn and has a gravel path from the public highway leading to the front door. The remainder of the front garden is dispersed with a range of mature shrubs, hedges, and planting which provides privacy.

Driveway

To the side of the home, and access from Percival Road is a good size driveway that provides off-road parking for several vehicles. In the main the driveway is laid to a gravel stone and from here access to the garage is obtained. From the driveway there's a door which gives access into the property and a gate which provides access to the garden.

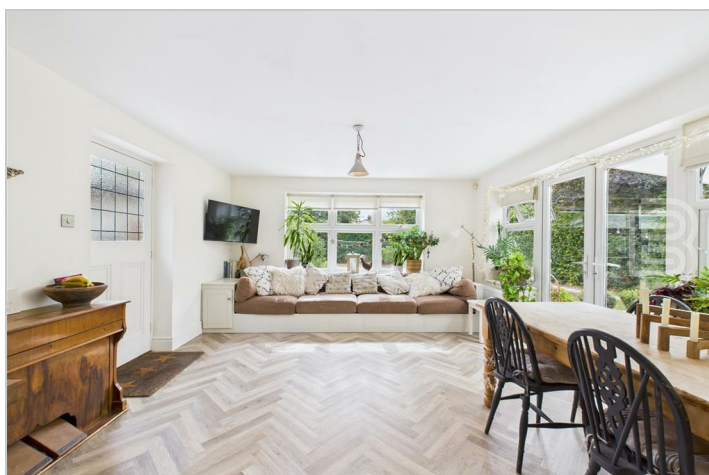
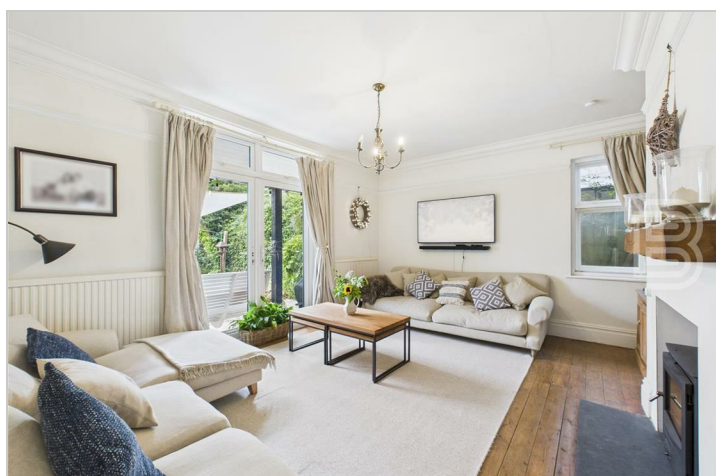
Garage

17'6" x 12'6" (5.35m x 3.83m)

The garage has double opening doors to the front elevation and to the side elevation there is a pedestrian door which gives access into the garden.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



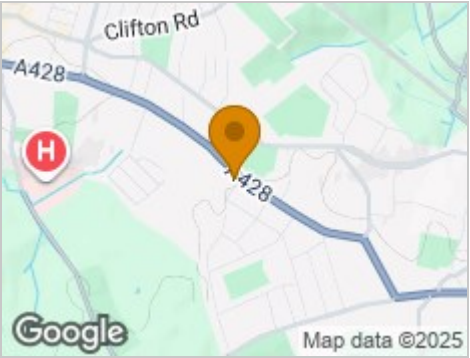
Road Map



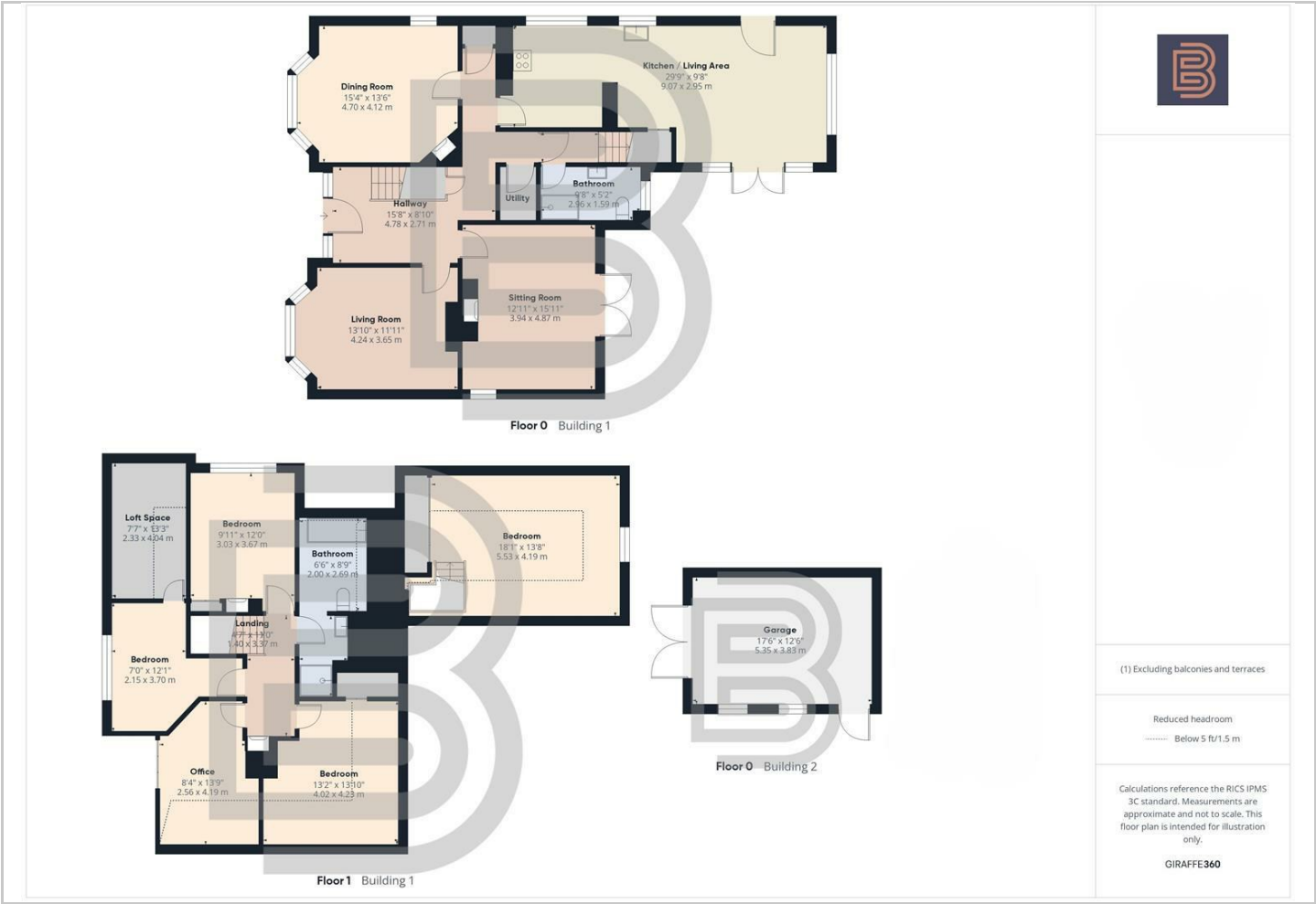
Hybrid Map



Terrain Map



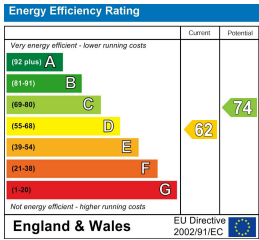
Floor Plan



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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