Ellis Brooke



14 Chatton Close

Houlton, Rugby, CV23 1FW

Guide price £549,950

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Hallway
Composite front door with double glazed central panel. Amtico flooring. Radiator. Stairs to first floor. Doors off to Lounge, Family Room, Guest WC and Kitchen/Diner. Inset spotlights.

Lounge
Double glazed window to the front aspect. Two radiators. Double glazed French Doors to the rear garden. Amtico flooring. Media wall featuring full width flame effect modern fire.

Family Room
Currently used as a treatment room.
Two double glazed windows (one being a square bay). Amtico flooring. Radiator.

Kitchen/Diner
Double glazed window to the side aspect. Double glazed French Doors to the garden. Radiator. Tiled flooring. Opens into Utility. Extensive range of base and eye level units with stylish work surfaces over and under cabinet lighting. Sink/drainer with mixer tap. Integrated fridge, freezer, dishwasher, double oven, gas hob, extractor and wine cooler. Under-stairs cupboard.

Utility
Double glazed door to the rear garden. Ceramic tiled flooring. Additional base and eye level units (one housing the boiler). Additional sink/drainer. Space and plumbing for washing machine and dryer. Inset spotlights. Extractor.

Guest WC
Double glazed window to the side aspect. Ceramic tiled flooring. Radiator. Extractor. Low flush WC. Wall mounted wash hand basin. Inset spotlights.

First Floor Landing
Stairs to top floor. Two cupboards (one being an airing cupboard). Doors off to 3 bedrooms plus family bathroom. Radiator. Inset spotlights.

Bedroom Two
Double glazed window to the front aspect. Radiator. Door to En-Suite.

En-Suite
Double glazed window to the rear aspect. Radiator. Tiled flooring. Fully tiled double shower cubicle. Low flush WC. Wall mounted wash hand basin. Extractor. Shaver point. Inset spotlights.

Bedroom Three
Double glazed windows to two sides. Radiator. Loft access hatch.

Bedroom Four
Double glazed windows to two sides. Radiator.

Family Bathroom
Double glazed window to the front aspect. Heated towel rail. Panelled bath with mixer tap. Fully tiled shower cubicle. Tiling to splashbacks. Low flush WC. Wall mounted wash hand basin with vanity storage. Extractor. Shaver point. Inset spotlights.

Top Floor Landing
Door into Bedroom One. Storage cupboard. Radiator.

Bedroom One
Double glazed windows to two sides. Door to En-Suite. Fitted wardrobes with sliding mirrored doors. Two eaves cupboards. Loft access hatch.

En-Suite
Double glazed window to the front aspect. Heated towel rail. Tiled flooring. Extractor. Shaver point. Fully tiled shower cubicle. Low flush WC. Wall mounted wash hand basin with vanity storage. Inset spotlights.

Frontage
Block paved frontage and parking. Electric roller door leading into enclosed car port. Box hedging with bark chippings.

Parking / Fully Enclosed Car Port
Electric roller door. Block paved. Sizeable pitched roof area. Gate into rear garden. Leads to garage. Omni Home Pro EV Charger.

Garage
Detached garage with light and power connected. Currently used for gym equipment. Courtesy door into rear garden.

Rear Garden
Landscaped and fully enclosed by timber fencing and brick walls. Courtesy door into garage. Gate leading to car port/parking. Outside tap. Slightly raised low maintenance bark chipping borders with plants and shrubs. Patio with partial perimeter paving. Majority laid to premium porous artificial grass.

Area Information
Houlton has an estate maintenance & management charge of around £370 per annum.

Money Laundering Regulations
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Road Map



Hybrid Map



Terrain Map



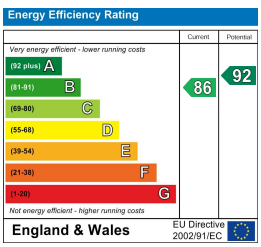
Floor Plan



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