



Ellis Brooke



23 Crick Road

Hillmorton, Rugby, CV21 4DU

Guide price **£475,000**



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## Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a fully tiled floor throughout, has stairs that rise to the first floor, access to a useful storage cupboard and doors giving access to all ground floor accommodation.

## Living Room

12'0" x 12'8" (3.66m x 3.87m)

The living room benefits from bay window to the front elevation, in addition there is an exposed brick fireplace with an electric fire set within. The room also benefits from engineered wood flooring.

## Dining Room

8'10" x 12'7" (2.71m x 3.85m)

Used by the current owners as a further sitting room, the dining room benefits from a window to the side elevation that provides natural light.

## Kitchen Family Room

17'5" x 13'10" (5.31m x 4.24m)

With a continuation of the tiled floor found throughout the entrance hall. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. In addition there is a good sized kitchen island which provides breakfast bar seating space. Within the kitchen there are a range of fitted appliances which include a dishwasher, fridge, freezer, electric oven and four ring gas hob with extra extractor fan over. To the rear elevation of the room there is a window and double opening doors which provide a view over and give access to the garden.

## Utility

5'8" x 9'5" (1.74m x 2.88m)

Has a continuation of the tiled floor found within the entrance hall. There are a range of base and eye level units with a complementary worktop over and there is space and plumbing for a washing machine and tumble dryer. The room houses the properties hot water cylinder and to the side elevation there is a door giving access to the outside.

## W/C

2'7" x 6'3" (0.79m x 1.91m)

With a low-level flush WC and wash hand basin with vanity unit under. There is a frosted window to the side elevation.

## 1st Floor Landing

The first floor landing has stairs that rise to the second floor, a window to the side elevation and doors which give access through to all first floor accommodation.

## Bedroom 1

11'11" x 10'9" (3.65m x 3.30m)

A spacious double bedroom with a bay window to the front elevation. This bedroom further benefits from having a fitted wardrobe.

## Bedroom 2

9'1" x 8'8" (2.79m x 2.66m)

A double bedroom with a window to the rear elevation. This bedroom further benefits from having a fitted wardrobe and its own ensuite.

## Ensuite

3'3" x 10'8" (1m x 3.27m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas, a frosted window to the rear elevation and a wall mounted radiator.

## Bedroom 4

7'9" x 10'7" (2.38m x 3.25m)

A double bedroom that benefits from a window to the side elevation and a fitted wardrobe.

## Bedroom 5/Office

7'0" x 9'4" (2.14m x 2.87m)

A large single bedroom used by the current owners as a home office. To the rear elevation there is a window.

## Bathroom

7'6" x 3'6" (2.3m x 1.09m)

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

## 2nd Floor Landing

The second floor landing has doors that provide access to all second floor accommodation.

## Bedroom 3

8'9" x 12'11" (2.67m x 3.94m)

A double bedroom that has a window to the side elevation and further Velux window to the front elevation.

## Bathroom

9'3" x 4'1" (2.82m x 1.25m)

With a suite that comprises a low-level flush WC, wash hand basin and sunken bath with shower over. Within the bathroom there is tiling to all splash back areas, a wall mounted heated towel rail and a Velux window.

## Walk in Wardrobe

5'9" x 5'1" (1.77m x 1.55m)

A storage room used by the current owners as a walk-in closet. Access to under eaves storage is available.

## Rear Garden

To the rear of the property there is a private and enclosed garden. Enclosed by a combination of fencing and brick walls. To the immediate rear of the home is a good size deck area, which provides ample space for seating and alfresco dining. The remainder of the garden has been laid to lawn with some mature planting dispersed throughout. From the garden there is a pedestrian door to the garage.

## Front Garden and Driveway

To the front of the home, there is a generously sized block paved driveway which provides ample off-road parking for numerous vehicles.

The driveway provides access to the front door. To the side of the home there is an area of a side garden, which has gated access from the driveway.

## Garage

9'0" x 17'11" (2.75m x 5.48m)

With a manual up and over door to the front elevation and further pedestrian door to the rear elevation. The garage has light and power connected.

## 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.



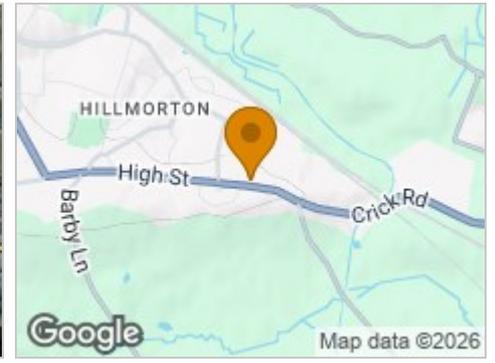
## Road Map



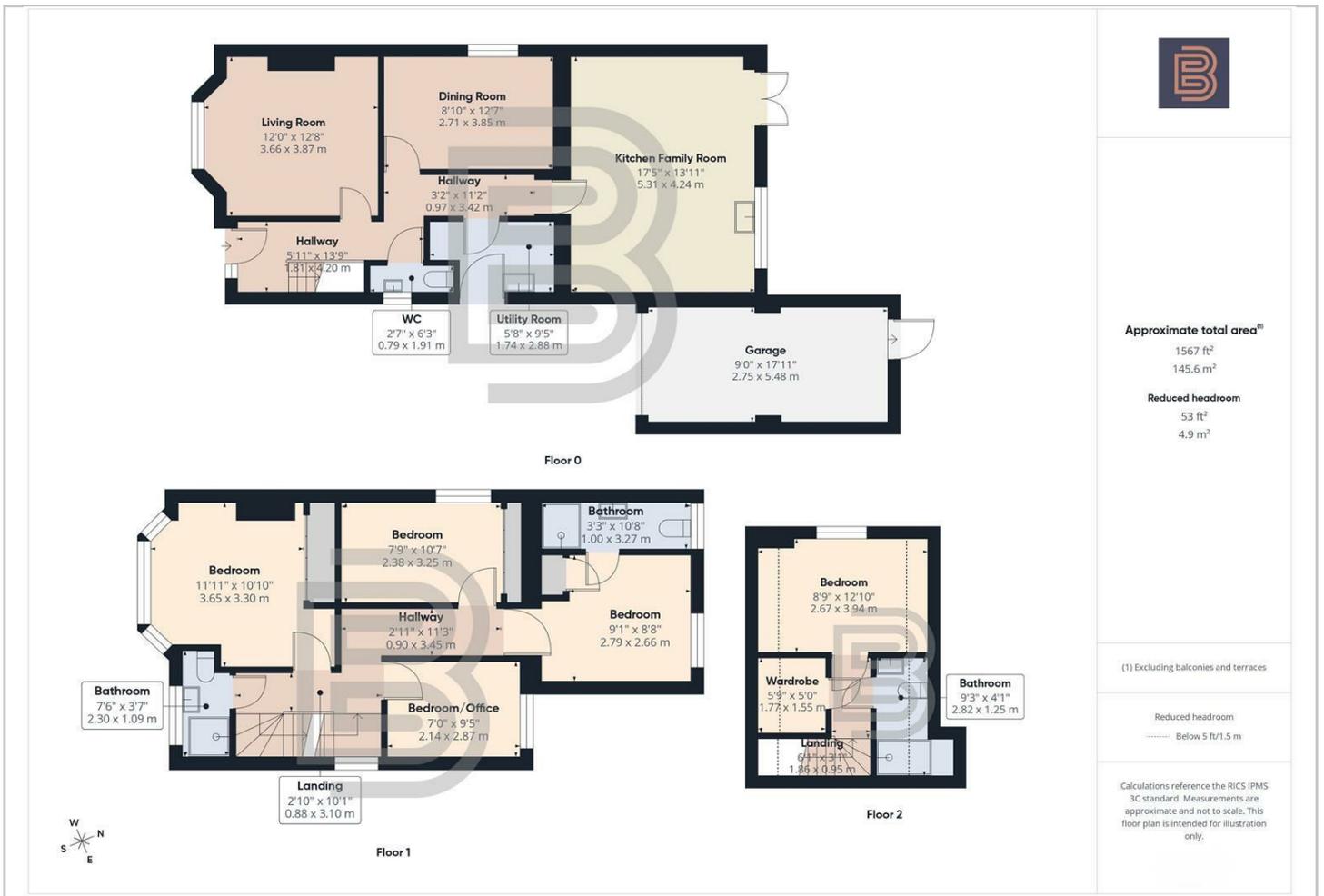
## Hybrid Map



## Terrain Map



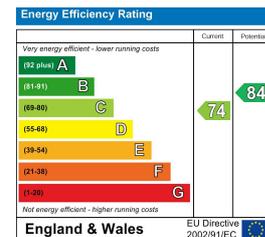
## Floor Plan



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