



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/drainers with mixer tap. Integrated fridge, freezer, dishwasher, double oven, gas hob, extractor and wine cooler. Understairs cupboard.

Utility

Double glazed door to the rear garden. Ceramic tiled flooring. Additional base and eye level units (one housing the boiler). Additional sink/drainers. 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. Lawned corner section abutting the road. 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

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



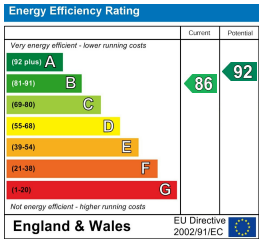
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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