



Ellis Brooke



81 Constable Road

Hillmorton, Rugby, CV21 4DA

Guide price £355,000



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Hallway

Composite part glazed front door with double glazed side panels. Wood effect flooring. Stairs to first floor. Radiator. Door into Lounge/Diner. Door to Office. Door into Kitchen/Diner. Under-stairs storage area.

Lounge Dining Room

Sizeable double glazed window to the front aspect plus double glazed French Doors to the rear. Two radiators. Wood effect flooring.

Office

Double glazed window to the front aspect. Radiator. Small loft area. Inset spotlights.

Kitchen Diner

Double glazed window & French doors to the rear garden. Radiator. Door to Utility/Shower Room. Ceramic tiled floor. Full range of base & eye level units with stylish wooden work surfaces over. Sink/drainage with directional mixer tap. Space for fridge/freezer. Integrated double oven with gas hob & extractor plus microwave. Inset spotlights. Tiling to splashbacks. Integrated wine cooler. Space for a dryer.

Utility & Shower Room

Continuation of ceramic tiled floor. Space & plumbing for washing machine with work surface over. Wall mounted Worcester combination boiler. Large fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Inset spotlights. Extractor.

Landing

Double glazed window to the side aspect. Loft access hatch. Storage cupboard (with radiator). Doors off to all 3 bedrooms & Bathroom.

Bedroom One

Double glazed window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Bank of fitted cupboards & storage.

Bedroom Three

Double glazed window to the front aspect. Radiator. Cabin bed area with desk space and some shelves.

Bathroom

Double glazed window to the rear aspect. 'L Shaped' bath with dual shower feature and mixer tap. Wash hand basin & WC built into vanity unit with storage. Heated towel rail. Tiling to splashbacks. Inset spotlights. Extractor.

Driveway / Frontage

Slate chipping driveway offering side-by-side parking for 3 vehicles. White stone planter. Side access with gate into Rear Garden.

Garden

Enclosed by timber fencing. Two patio areas (to make the most of the sun positions). Lawned area with borders to both sides. Shed with hard-standing.

Please note that this garden backs onto the mainline railway.

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



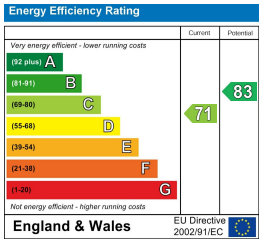
Floor Plan



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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