



Ellis Brooke



36 Hillfield Road

Bilton, Rugby, CV22 7EW

Guide price £320,000



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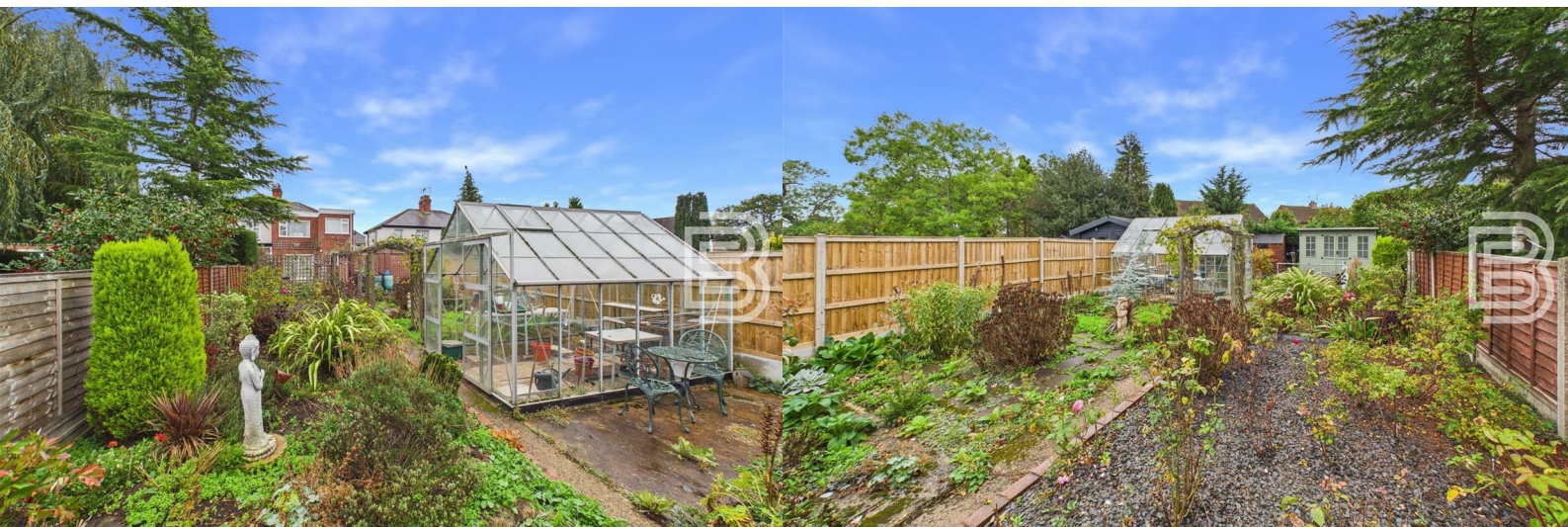
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Entrance Hall

6'0" x 12'8" (1.83m x 3.87m)

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stairs storage space which houses the gas meter and electricity fuse board. Further to this there are stairs that rise to the first floor and doors which give access through to all ground floor accommodation.

Dining Room

11'8" x 11'4" (3.58m x 3.46m)

A well proportioned room that benefits from a bay window to the front elevation.

Living/Dining Room

11'5" x 21'6" (3.48m x 6.56m)

A spacious room that can be neatly defined in two separate areas of living and dining. Within the room there is a feature fireplace with a gas fire set within. To the side elevation there are double opening doors which give access to the kitchen and once opened, create a semi open plan style living space. To the rear elevation there are sliding patio doors which give access to the garden.

Kitchen

6'3" x 25'8" (1.92m x 7.83m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There is a fitted electric oven and combination oven along with a four gas hob with an extractor fan over. To both the rear and side elevations, there are windows and in addition to the side elevation, there is a door which gives access to the garden.

WC

With a low level flush WC and wash hand basin. There is tiling to the splash back area and to the side elevation a frosted window.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition there is access to a very good sized storage cupboard. To the side elevation there is a window that provides natural light further to this there are doors which give access through to or first floor accommodation.

Bedroom 1

9'11" x 15'11" (3.04m x 4.87m)

A spacious double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe with mirrored sliding doors.

Bedroom 2

11'10" x 11'5" (3.61m x 3.48m)

A double bedroom that benefits from a bay window to the front elevation.

Bedroom 3

7'8" x 14'9" (2.36m x 4.52m)

A double bedroom that has a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe.

Bedroom 4

5'10" x 5'6" (1.79m x 1.69m)

A small single bedroom that benefits from a window to the front elevation.

Bathroom

4'10" x 8'7" (1.49m x 2.63m)

With a suite that comprises a low-level flush WC, wash hand basin and larger than average shower with rain full style attachment. To the side elevation there is a frosted window and there is a wall mounted heated towel rail.

Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear of property is a generously sized patio area which provides ample space for outdoor seating and alfresco dining. From here there is a paved pathway which runs the length of the garden. This well stocked mature garden benefits from a variety of mature shrubs, hedges and planting dispersed throughout. To the rear there is a useful storage shed and summer house.

Front and Parking

To the front of the property there is a good sized driveway which provides ample offering parking for several vehicles. The majority of the driveway has been laid with block paving with an additional area laid to a slate style chipping. The block paving

continues along the side of the property through double opening gates where access to the properties garage is obtained.

Garage

10'6" x 15'10" (3.21m x 4.83m)

The garage has an up and over door to the front elevation. To the side elevation there is a pedestrian door which gives access to 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



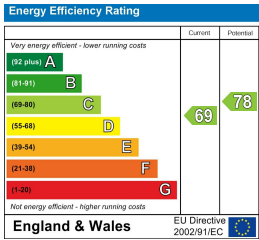
Floor Plan



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



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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