



Ellis Brooke



## 120 Pettiver Crescent

Hillmorton, Rugby, CV21 4JF

**Guide price £265,000**



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## Entrance Hall

4'6" x 3'8" (1.38m x 1.13m)

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor and a door which gives access through to.

## Living/Dining Room

9'6" x 22'8" (2.92m x 6.93m)

A very spacious room that benefits from a window to the front elevation and double opening doors to the rear elevation that provide access to the garden. This well proportioned room is neatly defined into two areas of living and dining. Within the room there is an opening which gives access through to.

## Kitchen

14'2" x 10'8" (4.33m x 3.26m)

The kitchen itself comprises of a range of base and eye level units with a complimentary worktop over. Within the kitchen there is a fitted electric oven, grill, four ring electric hob and extractor fan over. Further to this there is space for a tall fridge freezer and washing machine. To the rear elevation of the room there are windows and door which provide a view over and give access to the garden. From the kitchen there is an opening through to.

## Utility

6'5" x 6'3" (1.96m x 1.93m)

With a worktop area and space beneath for a tumble dryer. The utility has a door and window

to the front elevation, giving access to the front garden, and in addition there is access to a useful under stair storage cupboard.

## 1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition provides access to a useful airing cupboard, which houses the properties boiler. Further to this there are doors giving access through to all first floor accommodation.

## Bedroom 1

13'5" x 10'10" (4.1m x 3.31m)

A spacious double bedroom that benefits from two windows to the front elevation that provides natural light. This bedroom further benefits from a fitted storage cupboard.

## Bedroom 2

9'6" x 11'5" (2.9m x 3.49m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

## Bedroom 3

6'5" x 11'10" (1.97m x 3.61m)

A good sized single bedroom that benefits from dual aspect windows found both the front and rear elevations.

## Bathroom

6'11" x 5'8" (2.12m x 1.74m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and

paneled bath with rainfall style attachment above. Within the bathroom there is a frosted window to the rear elevation and a wall mounted heated towel rail.

#### Rear Garden

To the rear of the home there is a generously sized private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear is a paved patio area which provides ample space for outdoor seating. The majority of this garden has been laid to lawn with a raised deck area to the rear, providing further space for seating in alfresco dining.

#### Front Garden

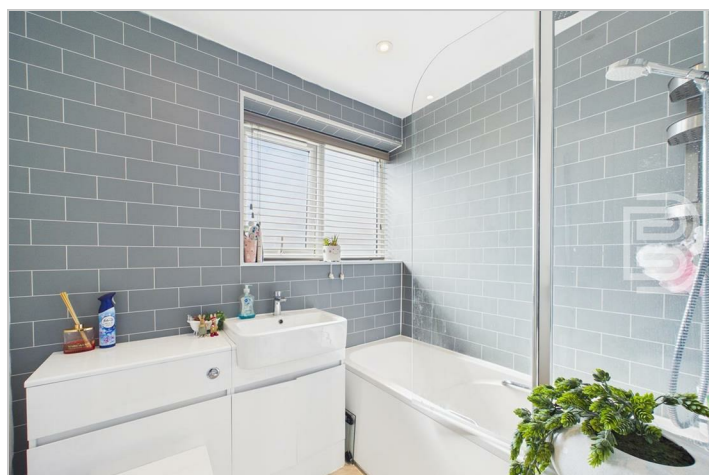
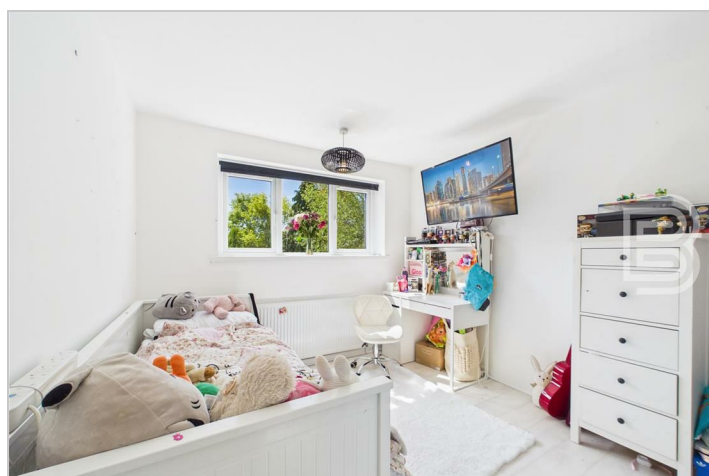
To the front of the home there is an enclosed garden area, enclosed by low-level fencing to all elevations. The majority of the front garden has been laid to lawn with a paved pathway running from the public highway to the front door. To the side, there is an additional entrance to the property.

#### Parking

On street parking is available on the first come first serve served basis. The property does benefit from a front garden and subject to the relevant planning permissions could provide off-road parking.

#### 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



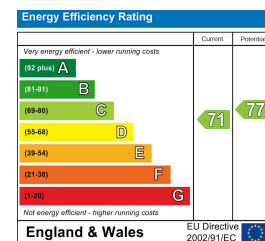
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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