



Ellis Brooke



27 Millennium Way

Wolston, CV8 3PE

Guide price £475,000



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Hallway

Composite double glazed front door. LVT flooring. Radiator. Under-stairs cupboard. Stairs to first floor. Doors to WC, Lounge and Kitchen. Coving.

Guest WC

Double glazed window to the front aspect. Radiator. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

Lounge

Double glazed bay window to the front aspect. Radiator. Double doors into Dining Room. Gas fire with surround. Coving.

Dining Room

Double glazed French Doors into the garden. Radiator. Coving. Doorway to Kitchen.

Kitchen/Diner

Two double glazed windows and French Doors to the rear garden. Courtesy door into Garage. Radiator. LVT flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drainage with mixer tap. Integrated double oven plus gas hob. Space for two under counter appliances.

Landing

Doors off to all five bedrooms and shower room. Airing cupboard. Loft access hatch.

Bedroom One

Double glazed window to the front aspect.

Radiator. Fitted wardrobe. Door to En-Suite. Coving.

En-Suite

Double glazed window to the side aspect. Radiator. Enclosed shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Amtico flooring.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Coving.

Bedroom Four

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Five

Currently used as an office. Double glazed window to the front aspect. Radiator.

Shower Room

Double glazed window to the rear aspect. Heated towel rail. Low flush WC. Extractor. Double shower cubicle. Wash hand basin set into vanity unit. Amtico flooring.

Front Garden

Lawned garden with borders. Gated side access to rear garden.

Driveway

Side by side parking for 2 cars which leads to garage.

Garage

Electric roller door. Courtesy door into kitchen. Light and power connected with space for a couple of appliances. Wall mounted Worcester boiler.

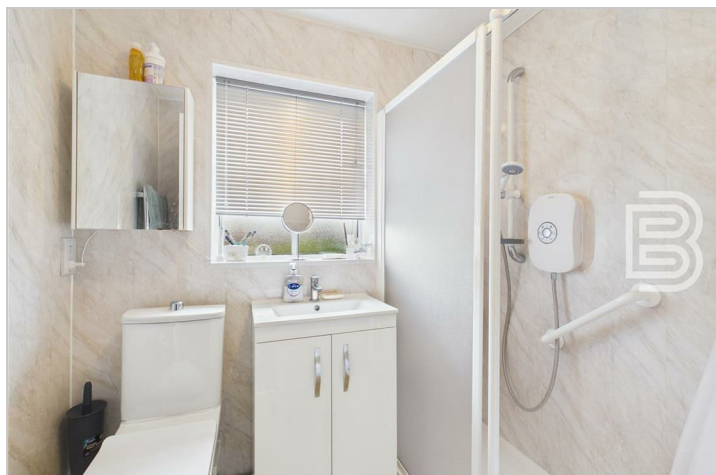
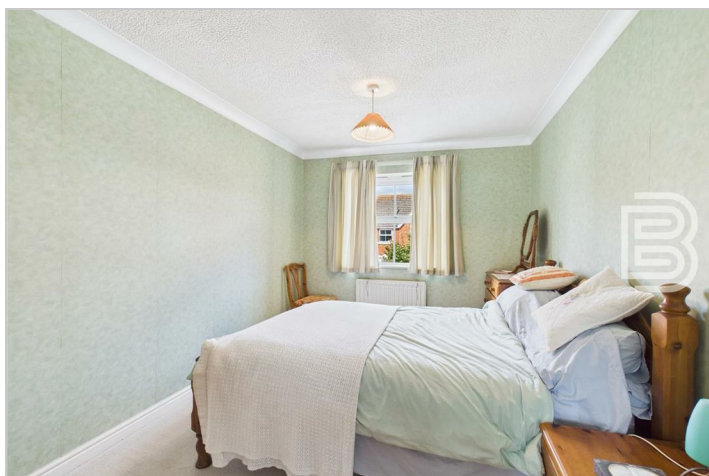
Rear Garden

Enclosed by timber fencing with shrub and plant borders. Side gated access. Full width patio. Hard-standings for shed and greenhouse. Primarily laid to lawn with pathways along both sides.

Money Laundering Regulations

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Road Map



Hybrid Map



Terrain Map



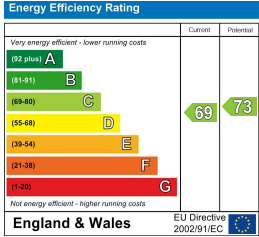
Floor Plan



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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