Ellis Brooke



3 Cunningham Way

Bilton, Rugby, CV22 7JD

Guide price £290,000

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Entrance Hall

The entrance hall is accessed via a composite front door and under a covered car port. There are stairs that rise to the first floor landing and there is access to a useful storage cupboard. In addition there are doors which give access through to the ground floor accommodation.

Living Room

16'2" x 15'3" (4.93m x 4.65m)

A well proportioned room that benefits from two windows to the front elevation that provide natural light.

Kitchen

9'11" x 10'9" (3.03m x 3.29m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for a range style cooker with gas hob, dishwasher, washing machine, fridge and freezer. Above the space for the cooker is a fitted extractor fan. There is tiling to all of the splash back areas. To the rear elevation of the room there is an opening into the dining space which creates a semi open plan space.

Dining Room

12'4" x 8'5" (3.76m x 2.57m)

To the rear and side elevations there are windows and in addition to the rear there is a set of sliding patio doors which give access to the garden. A further Velux window is found in the ceiling.

WC

5'10" x 2'7" (1.78m x 0.81m)

With a low-level flush WC and wash hand basin. The walls are fully tiled and to the rear elevation there is a frosted window.

1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation providing natural light. There is access to the loft via a loft hatch and also access to the properties airing cupboard, which houses the boiler. Further to this there are doors that give access through to all first floor accommodation.

Bedroom 1

13'5" x 9'10" (4.11m x 3.02m)

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

Bedroom 2

8'10" x 9'1" (2.7m x 2.78m)

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

Bedroom 3

7'3" x 10'10" (2.21m x 3.32m)

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

Bathroom

5'7" x 7'0" (1.71m x 2.14m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and a larger than average shower. Within the bathroom the walls are fully tiled, there is a frosted window to the side elevation and a wall mounted heated towel rail.

Rear Garden

To the rear of the home is a private and enclosed garden. This low maintenance rear garden has been

laid with a patio stone throughout and provides ample space for outdoor seating and alfresco dining. From the garden there are doors that give access to the garage and connected workshop along with an additional gate, giving access to the driveway.

Front, Driveway and Carport

To the front and side of the property is a driveway that provides off-road parking for several vehicles and is laid with a paving stone. To the side of the home there is a covered carport area and in turn this gives access to both the front door and the properties garage.

Garage

8'4" x 18'8" (2.56m x 5.7m)

With a manual up and over door to the front elevation. The garage benefits from having light and power connected.

Workshop

8'5" x 5'11" (2.59m x 1.82m)

Connected to the rear of the garage is a further storage/workshop area.

Money Laundering Regulations

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Road Map



Hybrid Map



Terrain Map



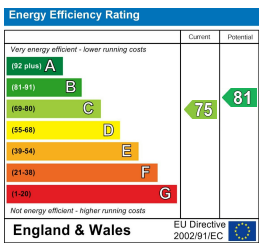
Floor Plan



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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