



# Ellis Brooke



44 Kerry Hill Drive  
Long Lawford, Rugby, CV23 9FQ

**Offers in excess of £315,000**



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### Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has Amtico flooring throughout, stairs that rise to the first floor, access to a useful under stairs storage cupboard which provides ample space for cloaks and shoe storage. Further to this there are doors which provide access through to all ground floor accommodation.

### Living Room

10'7" x 15'0" (3.23m x 4.58m)

A well proportioned living room that benefits from a box style bay window to the front elevation. The living room has a continuation of the Amtico flooring found in the entrance hall.

### Kitchen/Diner

19'7" x 9'6" (5.97m x 2.92m)

A fantastic room that occupies the whole rear elevation of the property. The kitchen/diner is neatly defined into two separate spaces of kitchen and dining. The room benefits from a continuation of the Amtico flooring and also has a window to the rear elevation along with double opening doors that provide access to the garden. The kitchen comprises of a range of base and eye-level units with a complementary worktop over. There is a fitted electric oven with four ring electric hob, and extractor fan over. In addition there is a fitted fridge, freezer and dishwasher. Further space and plumbing is available for a washing machine. The properties gas boiler is housed in one of the eye-level units. Within the dining area there is ample space for a dining table and access to further base level units.

### WC

5'2" x 3'7" (1.6m x 1.1m)

With a low level flush WC and wash hand basin that has tiling to the splash back area. The Amtico flooring continues into the room.

### 1st Floor Landing

With a window to the side elevation that provides natural light. The first floor landing gives access to a useful storage cupboard along with access to the loft via a loft hatch. Doors provide access through to all bedrooms

### Bedroom 1

9'10" x 8'11" (3.01m x 2.72m)

A double bedroom that benefits from a fitted wardrobe, with sliding mirrored doors that provides ample space for clothes storage. To the front elevation of the bedroom there are two windows, providing natural light. A door gives access to the ensuite.

### Ensuite

5'5" x 8'3" (1.66m x 2.53m)

With a suite that comprises a low level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all of the splash back area areas, a wall mounted heated towel rail and to the front elevation a frosted window.

### Bedroom 2

11'1" x 7'10" (3.38m x 2.41m)

A double bedroom that is located to the rear elevation. With a window that provides a view over the garden beyond.

### Bedroom 3

8'5" x 10'7" (2.57m x 3.23m)

A double bedroom that benefits from a window to the rear elevation, providing a view over the garden.

### Bathroom

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with mixer shower over. There is a frosted window to the side elevation, tiling to all splash back areas and a wall-mounted heated towel rail.

## Rear Garden

To the immediate rear of the home is a paved patio that provides ample space for alfresco dining. A continuation of the patio runs along the garden to a further patio area located to the rear of the garden. The remainder of the garden has been laid to lawn with some sleeper style raised flower beds. From the garden, there is a pedestrian gate which gives access to the driveway.

## Parking

With a tarmac driveway found to the side of the property that provides ample off-road parking for 2/3 vehicles and provides access to the single garage. There is a EV charging point. A pedestrian gate gives access to the garden.

## Single Garage

10'4" x 19'5" (3.17m x 5.94m)

With a manual up and over door to the front elevation. The garage has light and power connected and benefits from further storage available within the rafters.

## Front Elevation

The property is accessed from the public highway along a block paved path and under a covered storm porch. To the front of the home there are two gravel areas with mature planting.

## Agents Note

A service charge is payable for the upkeep of the estate. The approximate amount is £200 per annum.

## 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



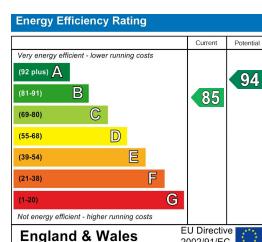
## Floor Plan



## 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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