



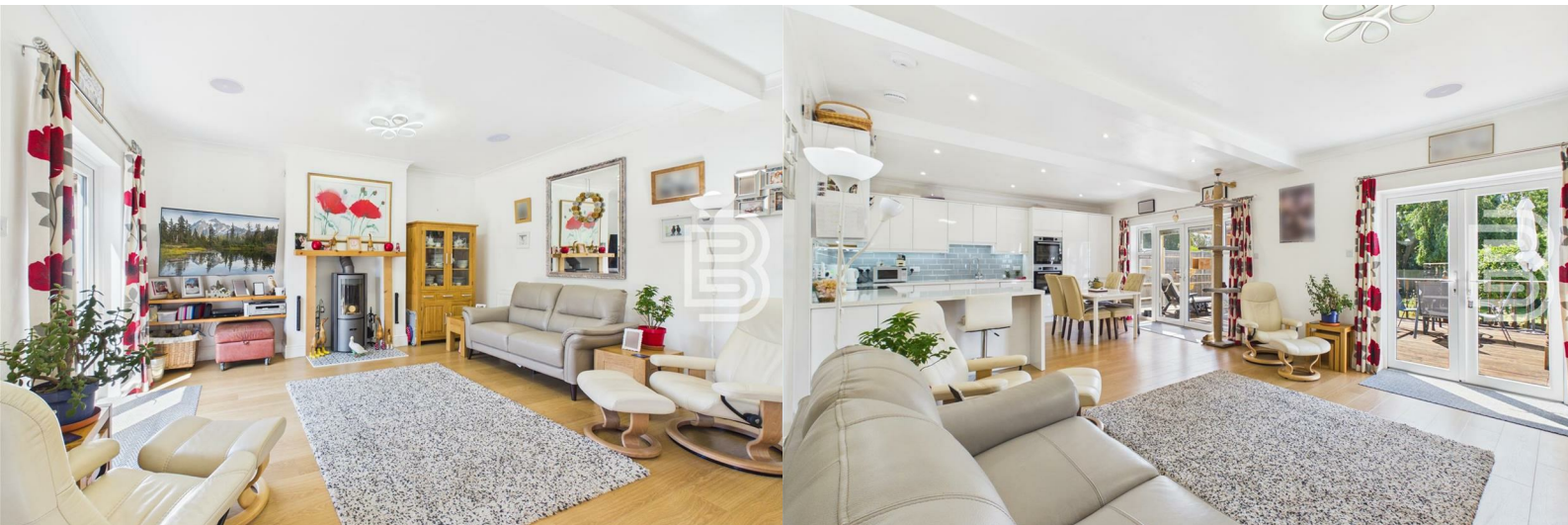
Ellis Brooke



74 Crick Road

Hillmorton, Rugby, CV21 4DY

Offers in excess of £600,000



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Hallway

Composite front door. Two radiators Wood effect flooring. Loft access hatch (with pull-down ladder, light connected and boarded). Doors off to all four bedrooms, shower room/utility & living area. Door to storage cupboard.

Living Area

Two sets of double glazed French Doors to the garden Radiator. Wood effect flooring. Wood burner. Inset spotlights. Ceiling speakers.

Kitchen/Diner Area

Wood effect flooring. Extensive range of white high gloss units with stylish work surfaces over and under cabinet feature lighting. Tiling to splashbacks. Integrated large fridge and freezer. Integrated dishwasher. Integrated double oven with extractor. One bowl stainless steel sink/drainage with directional mixer tap.

Bedroom One

Double glazed window to the side aspect. Radiator. Wood effect flooring. Door to En-Suite.

En-Suite

Double glazed window to the side aspect. Internal high level obscure glazed window to the second En-Suite. Extractor. Radiator. Enclosed shower cubicle. Low flush WC. Wash hand basin set into vanity unit.

Bedroom Two

Double glazed window to the front aspect. Radiator. Door to En-Suite. Wood effect flooring.

En-Suite

Double size walk-in shower. Radiator. Extractor. Internal high level obscure window to the other En-Suite. Wash hand basin & WC set into vanity unit.

Bedroom Three

Double glazed window to the front aspect. Radiator. Wood effect flooring. Currently used as an office and hobby room.

Bedroom Four

Double glazed window to the side aspect. Wood effect flooring. Radiator.

Shower Room & Utility

Double glazed window to the side aspect. Radiator. Large walk-in tiled shower cubicle. Low flush WC. Wash hand basin set into vanity unit. Several storage units. Space and plumbing for washing machine and dryer. Wall mounted Vaillant combination boiler. Work surface.

Driveway

Substantial quality block paved driveway and slate section with hedge and shrub borders which offers parking space for 4 or 5 cars.

Frontage

Double timber gates leading through to further block paved driveway area, garage plus concrete hard-standing (ideal for a motorhome or similar). Additional side access (pedestrian) gate to the other side of the property.

Gated Driveway & Hard Standing Area

Secured by double timber gates this area affords further block paving plus hard-standing area along with access to the garage and access through into the rear garden.

Detached Garage

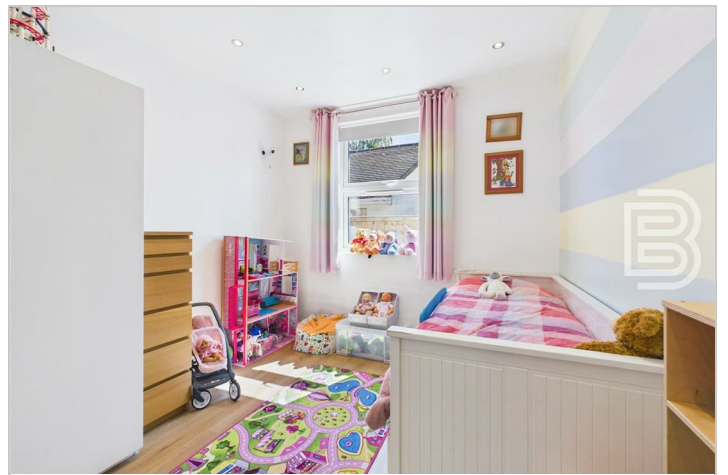
Electric roller door. Windows on both sides plus a courtesy door on the back. Light and power connected. Outside power sockets and outside lighting.

Rear Garden

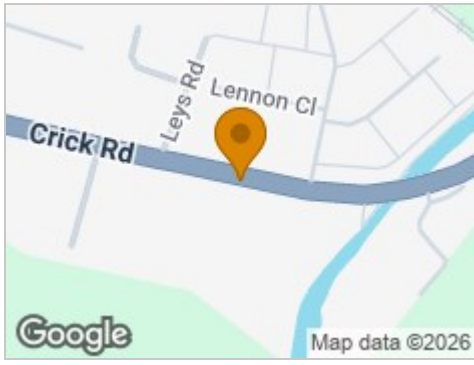
Enclosed by concrete post timber fencing. Wood store. Courtesy door into the back of the garage. Outside power socket. Lighting. Slabbed patio. Slightly raised decking area with fencing and sloped access. Additional slabbed area (currently used for a hot tub). Borders to the two sides containing flowers, plants and trees. Timber former stable structure (20 ft x 10 ft) which is considered ideal for storage currently but having potential for further applications in the future.

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



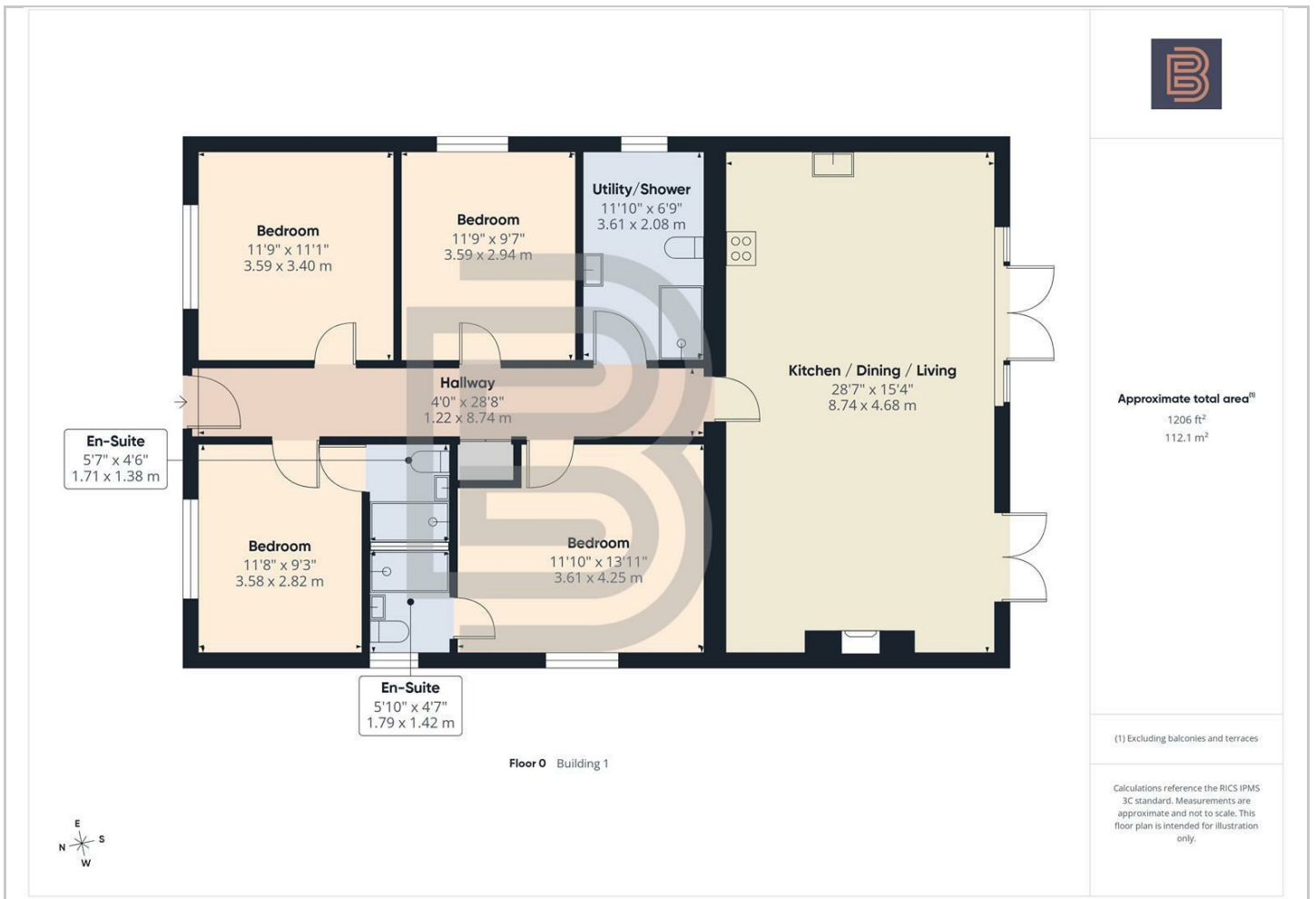
Hybrid Map



Terrain Map



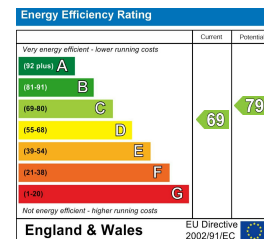
Floor Plan



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



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