



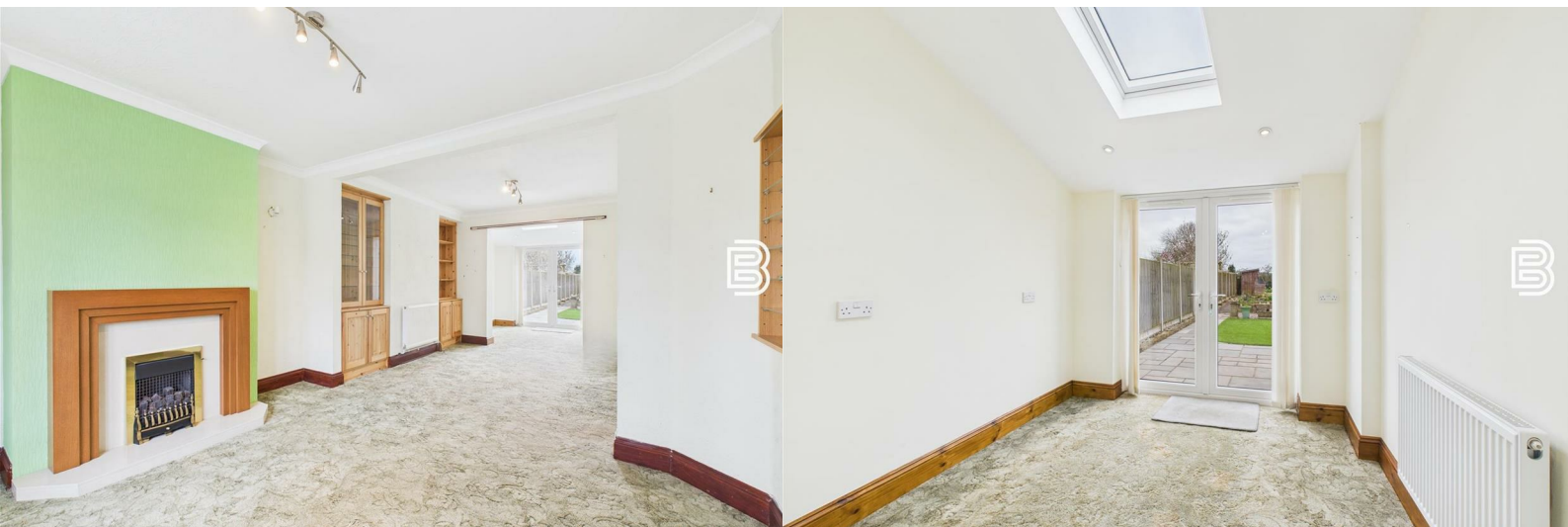
# Ellis Brooke



## 162 Alwyn Road

Bilton, Rugby, CV22 7RA

**£279,950**





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## Porch

Double glazed door. Windows to two sides and wooden part glazed door into Hallway.

## Hallway

Stairs to first floor. Radiator. Double glazed window to the side aspect. Under-stairs storage area. Door into Lounge/Diner. Door to Kitchen. Radiator.

## Lounge/Diner

Opens onto the Family Room (extension). Metal double glazed window to the front aspect. Two radiator. Gas fire with surround. TV point. Alcove cupboards. Coving.

## Family Room/Office Area

Double glazed French Doors to the rear garden. Radiator. Velux window. Inset spotlights.

## Kitchen

Double glazed window to the side aspect. Double glazed French Doors onto patio and garden. Radiator. Full range of base and eye level units. Inset spotlights. Inset oversized sink with mixer tap. Integrated double oven, hob and extractor. Built in fridge and freezer. Integrated slimline dishwasher. Space and plumbing for washing machine.

## Landing

Doors off to three bedrooms. Double glazed window to the side aspect. Door to shower room. Loft access hatch.

## Bedroom One

Double glazed window to the front aspect. Radiator. Built in alcove storage.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in alcove storage.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Shower Room

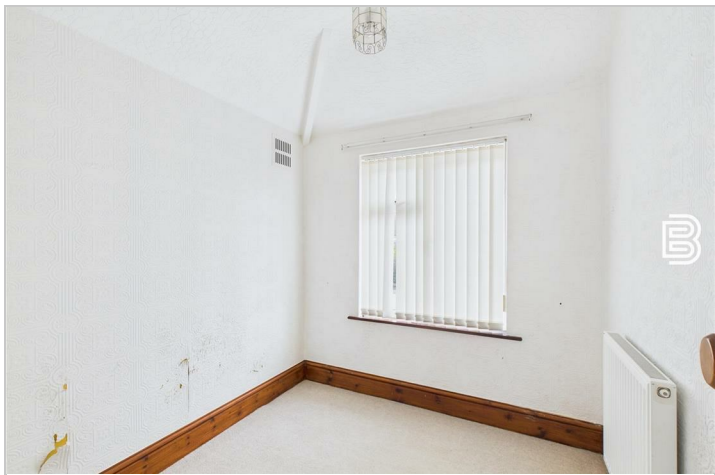
Double glazed windows to the side and rear. Fully tiled. Double shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Electric heater.

## Driveway/Frontage

Off road parking for several vehicles. Block paved pathway on one side. Enclosed by low level timber fencing and low level brick wall. Metal gate giving garden access.

## Rear Garden

Sandstone patio. Gate to the side. Two electric sun awnings. Pathway leading to the end of the garden. Enclosed by timber fencing. Various different sections including artificial grass, raised sleeper planters and rear hardstanding with potting shed plus summer house. Outside power point.



Road Map



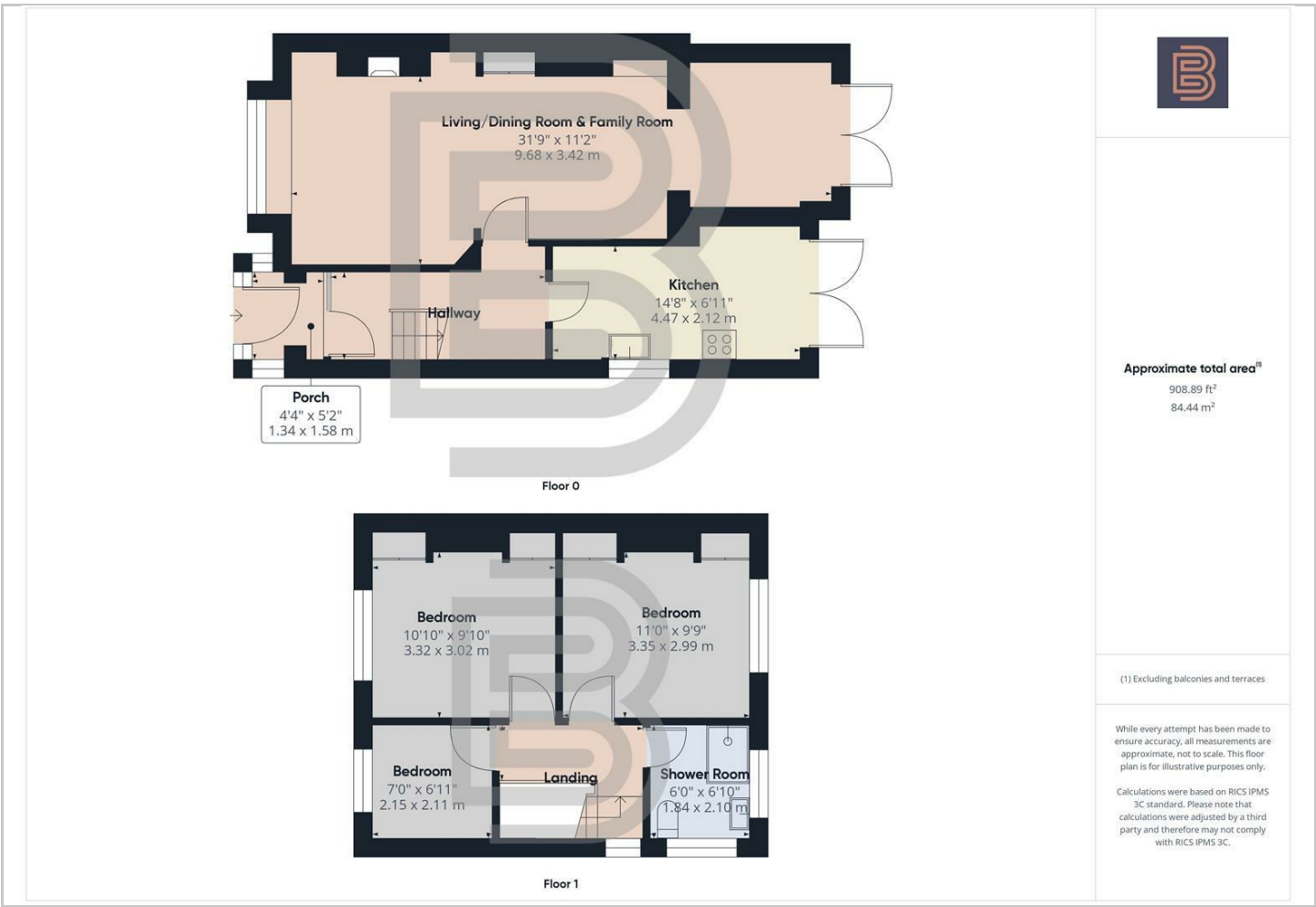
Hybrid Map



Terrain Map



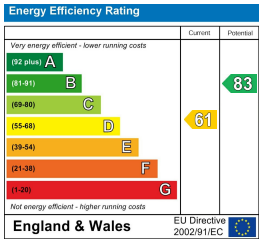
Floor Plan



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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