



Ellis Brooke



31 Wilson Close

Bilton, Rugby, CV22 7SU

Offers in excess of £325,000



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Entrance Lobby

Composite front door with decorative double glazed central panel. Double glazed window to the front aspect. Internal courtesy door into storage room (former garage). Door into Lounge/Dining Room.

Lounge/Diner

Double glazed window to the front aspect. Double glazed French Doors into Conservatory. Karndean flooring. Two radiators. Stairs to first floor. Door to Kitchen. Coving.

Conservatory

Dwarf wall to two sides and uPVC construction with lined uPVC roof. Double glazed door into garden.

Kitchen

Double glazed door and window to the garden. Full range of replacement high end base and eye level units with work surfaces over and under cabinet feature lighting. Wood effect flooring. Space for a Rangemaster cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Stainless steel sink/drainage. Inset spotlights. Underfloor heating.

Landing

Doors off to all three bedrooms and shower room. Over-stairs cupboard housing Worcester combination boiler.

Bedroom One

Double glazed window to the rear aspect overlooking the garden and the field behind. Radiator. Door to En-Suite. Loft access hatch (with pull down ladder plus light connected and part boarded)

En-Suite

Double glazed window to the rear aspect. Extractor. Fully tiled walls. Enclosed shower cubicle with rainfall shower. Wall mounted wash hand basin. Low flush WC. Underfloor heating. Inset spotlights.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator.

Shower Room

Double glazed window to the rear aspect. Heated towel rail. Fully tiled walls. Extractor. Inset spotlights. Walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Alcove shelves. Wood effect flooring.

Driveway

Block paved driveway providing off road parking for 2/3 cars. Side gated access through to the garden.

Storage Room (former garage)
Retaining usable length of 11 feet.
Electric roller door. Light and power. Courtesy door into entrance lobby.

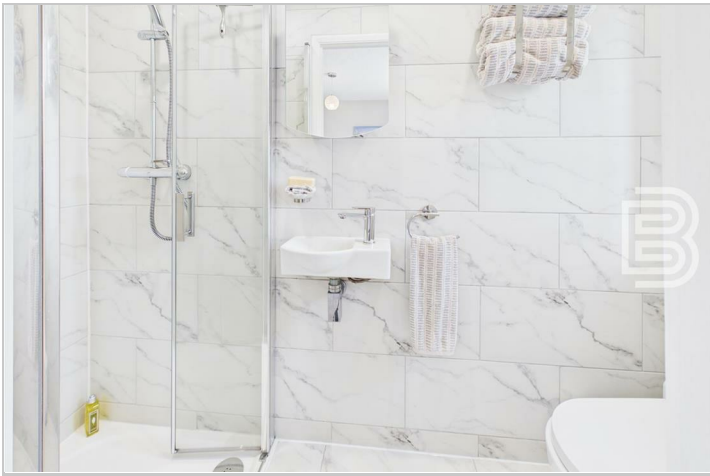
Rear Garden

Landscaped. Primarily enclosed by timber fencing. Side access gate. Initial slate chipping and stepping stones. Sleeper edged slate hard-standing and artificial grass. Raised fruit and veg planter. Rear Garden abuts fields. Low maintenance borders.

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.



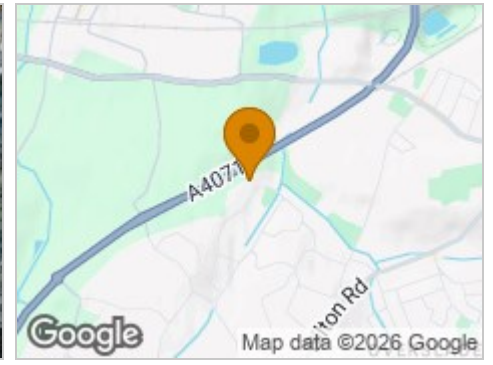
Road Map



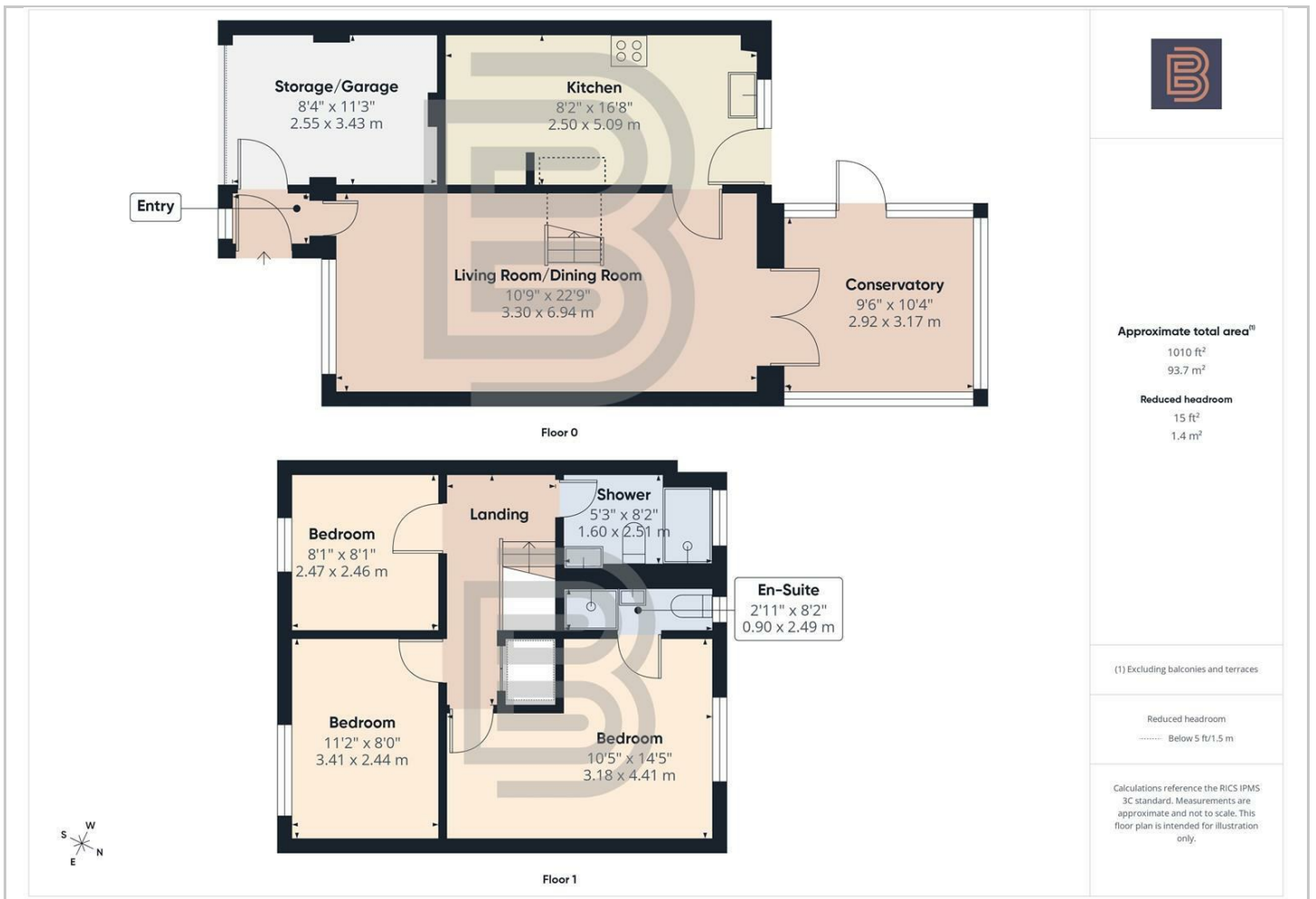
Hybrid Map



Terrain Map



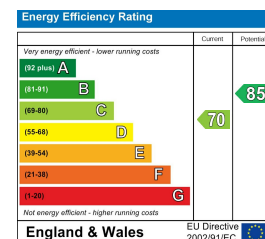
Floor Plan



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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