



# Ellis Brooke



## 285 Alwyn Road

Bilton, Rugby, CV22 7RP

**Offers in excess of £650,000**



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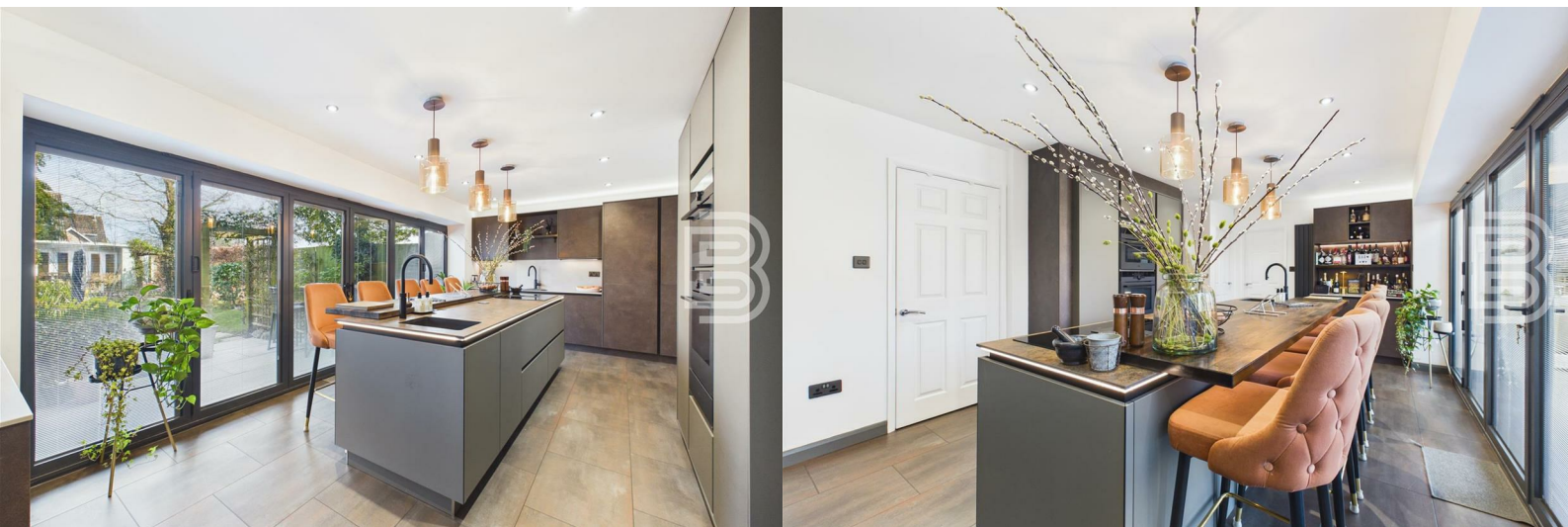
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## Entrance Hall

6'0" x 4'0" (1.84m x 1.24m)

The property is accessed under a covered storm porch and through a composite front door. The entrance hall has doors which give access through to the WC and inner hallway.

## Inner Hallway

12'7" x 8'5" (3.84m x 2.59m)

The spacious inner hallway has stairs that rise to the first floor and doors which provide access through to.

## Living Room

19'7" x 11'3" (5.98m x 3.43m)

The spacious living room benefits from a feature fireplace with a log burning stove set within. In addition, the room enjoys dual aspect windows to the front and side elevations that provide an abundance of natural light. To the rear elevation of the room there is an opening to the dining room.

## Dining Room

9'3" x 16'11" (2.84m x 5.18m)

A good size dining room which has sliding doors to the rear elevation that provide access to the garden room, to the side elevation there is a door to the kitchen.

## Garden Room

10'9" x 12'10" (3.29m x 3.92m)

A light room and airy room with windows for three elevations that provide a view over the garden. The room benefits from a tiled floor throughout which has under floor heating beneath and to the side elevation there are double opening doors giving access to the outside.

## Kitchen

10'9" x 21'9" (3.28m x 6.63m)

The kitchen is finished to a very high specification and has a range of high-quality fittings. In brief it comprises a range of base and eye level units with a worktop over. In addition the kitchen benefits from a number of tall larder style cupboards and a fitted bar area. There are a range of fitted appliances which include a fridge freezer, dishwasher, oven, combination oven, warming drawer and self-venting four ring induction hob. A large central island with breakfast bar provides ample workspace, the sink found within the island benefits from a Quooker hot water and filtered water tap. Some sockets are fitted with USB points. The additional sink within the kitchen also benefits from a Quooker hot water tap. To the rear elevation of the room there are

bi-folding doors that provide a view over and give access to the garden. A secret door sits behind a bookcase and gives access to the playroom and in addition there is a door giving access through to the utility.

## Play Room

16'6" x 8'5" (5.03m x 2.57m)

Used by the current owners as a playroom a good sized reception room that benefits from a window to the front elevation.

## Utility

3'9" x 8'8" (1.16m x 2.66m)

With base level unit that benefits from a worktop over. The utility room provides space and plumbing for a washing machine and tumble dryer. A doorway gives access through to the garage.

## W/C

6'7" x 4'2" (2.03m x 1.29m)

The modern WC has a low level flush WC and wash hand basin with vanity unit under and was recently refitted. The ground floor WC benefits from a frosted window to the front elevation, wall mounted heated towel rail and tiling to the splash back area.

## 1st Floor Landing

The first floor landing gives access to a useful storage cupboard and has a Velux window to the ceiling providing natural light. Further to this there are doors which provide access through to all first floor accommodation.

## Bedroom 1

10'4" x 16'8" (3.17m x 5.1m)

A generously sized double bedroom with a window to the front elevation. This bedroom benefits from a range of fitted furniture, including drawers and wardrobes. A door gives access through to the ensuite.

## Ensuite

6'5" x 8'3" (1.96m x 2.53m)

The ensuite has been recently refitted and finished to a high standard with modern styling. With a suite that comprises a low-level flush WC, his and hers wash hand basins with vanity units under and shower cubicle with rainfall style attachment. To the front elevation there is a frosted window, there is a wall mounted heated towel rail and tiling to the splash areas.

Tel: 01788 221242

#### Bedroom 2

10'5" x 13'7" (3.19m x 4.15m)

A spacious double bedroom that benefits from a fitted wardrobe. To the front elevation there is a window and in addition a door gives access through to the ensuite.

#### Ensuite

6'7" x 6'2" (2.01m x 1.9m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower within. Within the ensuite there is tiling to all splash back areas and a wall mounted heated towel rail. The ensuite was recently refitted with modern fittings and finished to a high standard.

#### Bedroom 3

11'7" x 10'7" (3.55m x 3.23m)

A double bedroom that benefits from a fitted cupboard and window to the rear elevation that provides a view over the garden.

#### Bedroom 4

11'6" x 9'1" (3.51m x 2.79m)

A double bedroom with a window to the rear elevation.

#### Bedroom 5

8'7" x 8'11" (2.63m x 2.73m)

A large single bedroom with a window to the rear elevation.

#### Bathroom

7'4" x 9'6" (2.25m x 2.92m)

With a suite that comprises a low-level flush WC, wash hand basin, paneled bath with shower above with rainfall attachment. Within the bathroom there is tiling to all splash back areas, to the rear elevation there is a frosted window and there is access to the properties airing cupboard.

#### Rear Garden

To the rear of the home there is a private enclosed garden with eclectics and lighting. To the immediate rear there is a patio which provides ample space for seating and alfresco dining. A further raised deck area has been created to the rear of the garden, providing an additional space for seating and dining. The remainder of the garden has been laid to lawn with a variety of mature shrubs and planting dispersed throughout. The garden further benefits from a summer house and storage.

#### Driveway and Front Garden

To the front of the property there is a generously sized garden and driveway. The driveway has been laid to a gravel stone and provides ample off-road parking for several vehicles. The remainder of the garden has in the main been laid to lawn with some planting dispersed throughout along with a mature tree.

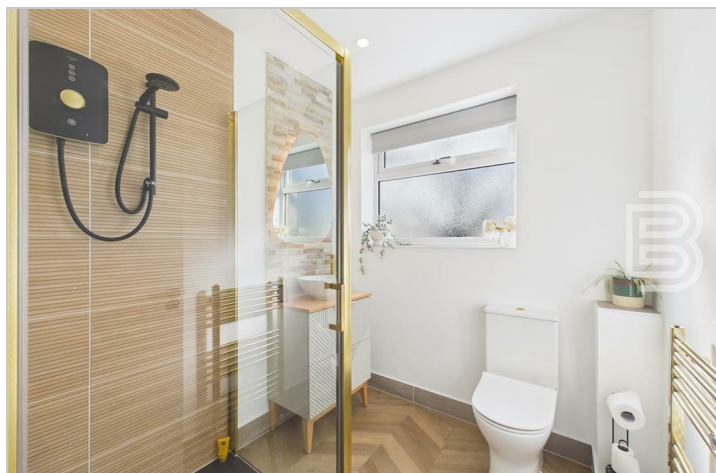
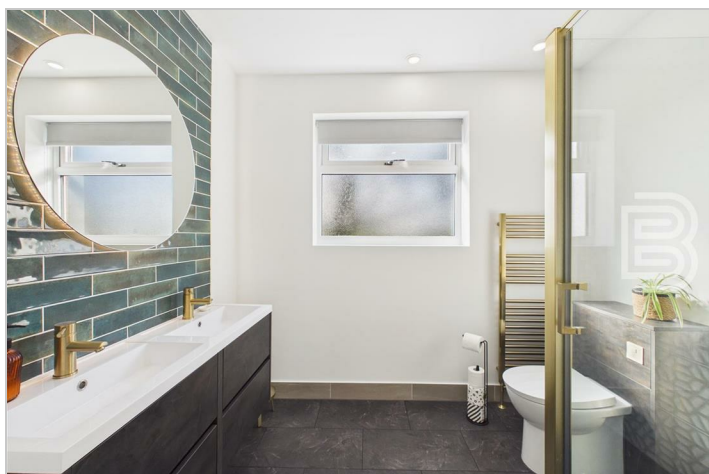
#### Garage

13'11" x 9'5" (4.26m x 2.88m)

The garage has double opening UPVC doors to the front elevation that provide access. Used by the current owners as a home gym the room has power connected.

#### 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.



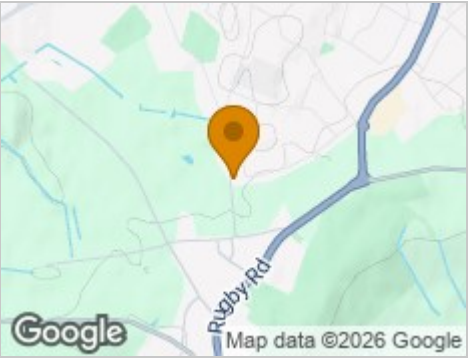
Road Map



Hybrid Map



Terrain Map



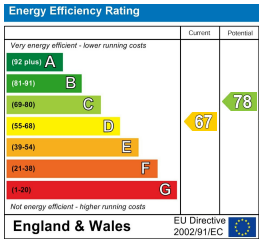
Floor Plan



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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