



# Ellis Brooke



## 1 Edgecote Close

Hillmorton, Rugby, CV21 4JU

**£324,950**





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## Hallway

Double glazed front door. Wood effect flooring. Stairs to first floor. Door to WC. Door to Lounge. Radiator.

## WC

Double glazed window. Radiator. Low flush WC. Wall mounted wash hand basin. Tiled floor.

## Lounge

15' x 11'10" max (4.57m x 3.61m max)  
Double glazed window. Radiator. Wood effect flooring. Opens into Dining Room. Dado rail. Coving.

## Dining Room

10'5" x 9'3" (3.18m x 2.82m)  
Double glazed window onto the rear garden. Double doors into Kitchen. Wood effect flooring. Radiator. Dado rail. Coving.

## Breakfast Kitchen

17'5" x 13'2" max (5.31m x 4.01m max)  
Double glazed window and double glazed door out to garden. Tiled flooring. Under-stairs pantry cupboard. Range of base and eye level units with work surface over and tiling to splashbacks. Composite sink/drainers with mixer tap. Fitted double oven. Gas hob with extractor. Radiator. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Space for further appliance (such as a dryer).

## Landing

Doors off to three bedrooms and bathroom. Airing cupboard housing combination boiler. Loft access hatch (with pull down ladder).

## Bedroom One

12'8" x 8'4" (3.86m x 2.54m)  
Double glazed window. Fitted wardrobe. Radiator.

## Bedroom Two

10'8" x 8'6" (3.25m x 2.59m)  
Double glazed window to the rear. Radiator. Fitted wardrobe.

## Bedroom Three

9'9" x 6'7" max (2.97m x 2.01m max)  
Double glazed window. Radiator. Over-stairs cupboard.

## Bathroom

Double glazed window. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

## Frontage

Shallow fore-garden laid to lawn with some small shrubs. Pathway leading to front door. Gate into rear garden.

## Parking

Block paved off road parking abutting garage (which retains up and over door on façade but is blocked off internally)

### Rear Garden

South-West facing. Enclosed by brick wall and timber fence. Side access gate. Full width curved block paved patio. Two steps to lawned area with two way path leading to office section of the garage and also the rear storage section.

### Office / Workroom (Garage)

16'9" x 7'10" (5.11m x 2.39m)

Plastered out and insulated with a pitched roof. Currently used as an office/workroom. Small double glazed window. Wood effect flooring. Electric radiator.

### Outside Storage

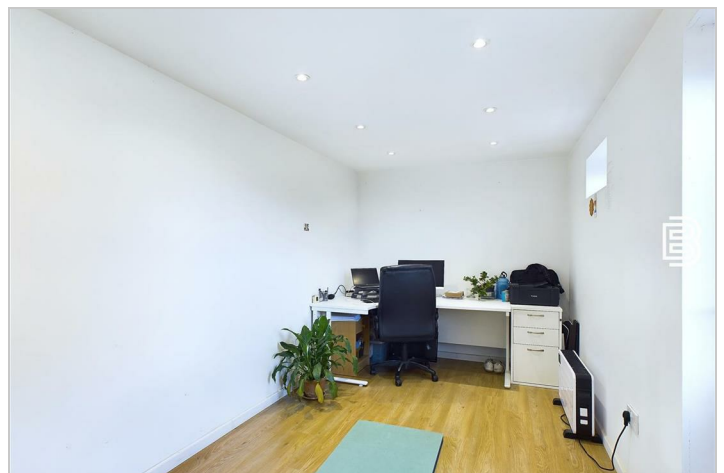
Double uPVC doors to the back section of the garage which provides secure storage for tools/push bikes etc.

### Notes

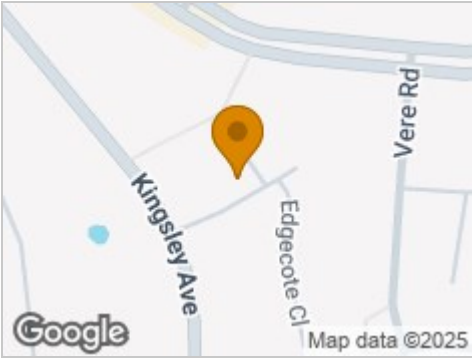
Plannign permission has been obtained for an additional bedroom plus en-suite.

### 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



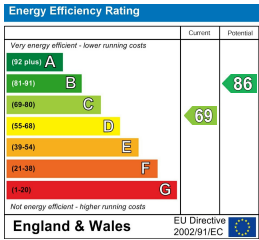
Floor Plan



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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