



Ellis Brooke



32 Hillfield Road

Bilton, Rugby, CV22 7EW

Guide price £325,000



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Porch

Double glazed doors.

Hallway

Wood effect flooring. Stairs to first floor. Two under-stairs cupboards. Door into Living Room. Door into Kitchen. Radiator. Picture rail. Inset spotlights.

Living Room

Double glazed bay window to the front aspect. Radiator. Gas fire with surround. Coving and picture rail.

Kitchen

Double glazed windows to the side and rear plus a door to the side. Opens through to Dining and Family space. Extensive range of base and eye level units with work surface over. Island with seating area. Integrated fridge and freezer. Integrated double oven and microwave. Integrated 5 ring gas hob plus extractor. Integrated slimline dishwasher. Integrated washing machine. Sink/drainer with mixer tap. Office area with desk and shelves. Radiator. Velux window.

Dining / Family Room

Double glazed windows plus double glazed sliding patio doors to the garden. Radiator. Loft access hatch (above extension area).

Landing

Double glazed window to the side aspect. Loft

access hatch. Doors to all 3 bedrooms plus bathroom. Positive input ventilation system. Inset spotlights.

Bedroom One

Double glazed bay window to the front aspect. Radiator. Coving.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Two sets of built-in cupboards. Picture rail.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Shelved storage area.

Bathroom

Double glazed window to the front aspect. Panelled bath with shower over. Fully tiled walls. Heated towel rail. WC with inset flush control. Wash hand basin set into vanity unit. Extractor.

Driveway

Block paved parking for at least 2 cars. Corner planter with trees and shrubs. Enclosed by low level wall and hedging. Gated side access.

Rear Garden

Good size fully enclosed rear garden with timber fencing to all sides. Gated access to the driveway. Initial large patio leading to central lawned area. L-shaped planter. Fruit and vegetable growing section with wood flanked planters and diagonal pathways. Further

patio/hard-standing area with shed at the base of the garden.

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



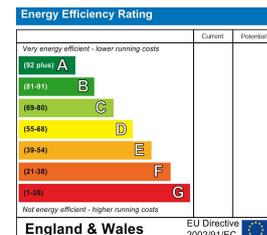
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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