



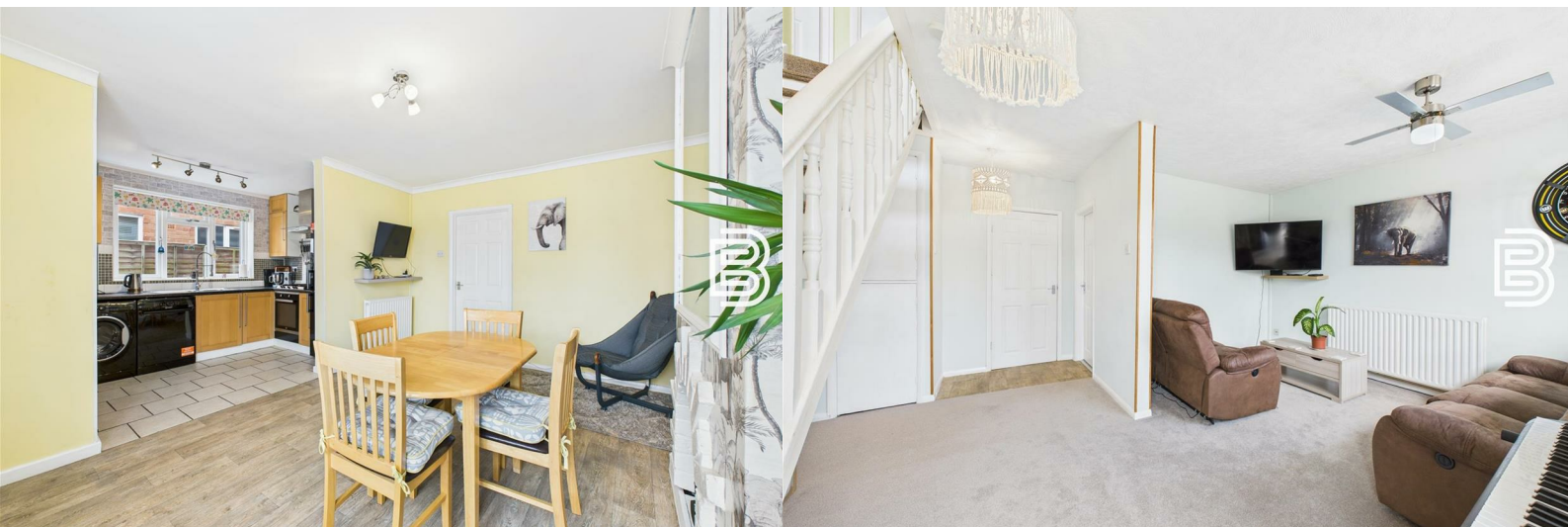
# Ellis Brooke



## 23 Thackeray Close

Hillside, Rugby, CV22 5RN

**Guide price £310,000**



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## Entrance Porch

5'10" x 3'10" (1.78m x 1.18m)

A composite front door gives access to the entrance hall that provides ample space for shoe storage. The room has a tiled floor throughout and a frosted window to the side elevation. A door provides access through to.

## Dining Room

10'9" x 15'1" (3.28m x 4.61m)

A light and airy room owing to the window found to the front elevation. Within the room, there is a feature fireplace with an electric fire set within. From the dining room there is an opening which provides access to the kitchen, and in addition a door gives access to the remainder of the ground floor accommodation.

## Kitchen

6'11" x 12'9" (2.12m x 3.9m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a five ring gas hob and extractor fan over. In addition, there is space and plumbing for a washing machine, dishwasher, and tall fridge freezer. To the side elevation there is a window providing natural light.

## Living Room

16'9" x 12'0" (5.13m x 3.68m)

A well proportioned room that benefits from a window to the rear elevation along with double opening doors which provide access to the garden. From the living room, there are stairs that rise to the first floor, access to a useful storage cupboard and doors which provide access through to.

## Bathroom

8'7" x 5'5" (2.62m x 1.67m)

A beautiful family bathroom with a suite that comprises of a WC, wash hand basin with vanity unit under and panelled bath with mains fed mixer shower over. Within the family bathroom the walls are fully tiled and there is a heated towel rail.

## Office

8'11" x 12'8" (2.74m x 3.88m)

A good sized room used by the current owners as a home office, but could be used for a variety of uses such as an additional bedroom. The room has a window to the rear elevation, provides access to a useful storage cupboard, and there is a door which gives access through to.

## Utility

7'6" x 5'7" (2.31m x 1.71m)

A useful room that has space for a self venting tumble dryer and tall fridge freezer. In addition, there are some eye-level units. The room provides ample space for cloaks and shoe storage.

## 1st Floor Landing

With doors that provide access through to all first floor accommodation and to the rear elevation, a window that provides natural light.

## Bedroom 1

12'10" x 11'10" (3.93m x 3.62m)

A generously size double bedroom that benefits from a window to the front elevation.

## Bedroom 2

12'7" x 11'9" (3.86m x 3.59m)

A double bedroom that benefits from a window to the front elevation.



### Bedroom 3

12'11" x 8'11" (3.94m x 2.72m)

A double bedroom that has a window to the rear elevation giving a view over the garden. This bedroom has a fitted storage cupboard, which houses the combination boiler.

### Bedroom 4

9'2" x 11'10" (2.81m x 3.61m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

### WC

4'10" x 4'3" (1.49m x 1.3m)

With a low level flush WC and wash hand basin with vanity unit under. To the side elevation there is a frosted window.

### Rear Garden

To the rear of the home is a private and enclosed garden. With fencing to all elevations and to the side elevation of the home there is a pedestrian gate giving access to the front. To the immediate rear of the property is a patio area, providing ample space for alfresco dining. The patio continues along the garden and is dispersed with two lawned areas. The garden benefits from a useful storage shed.

### Parking and Front

To the front of the home there is off-road parking for 2/3 vehicles. The driveway provides access to the properties garage/store (it should be noted the garage is not of full size and is considered a store room). There is a further area which has been laid to lawn.

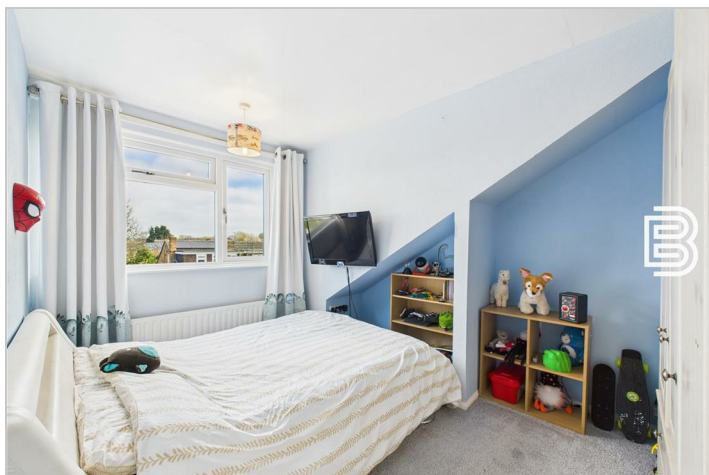
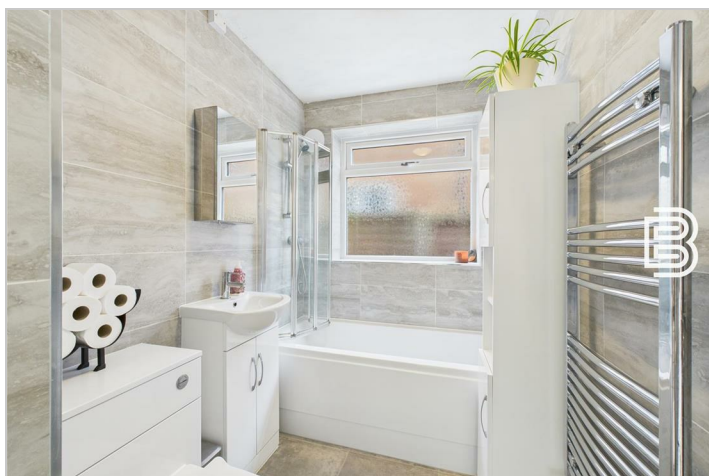
### Garage/Store

7'7" x 9'7" (2.32m x 2.94m)

A useful storage room.

### 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



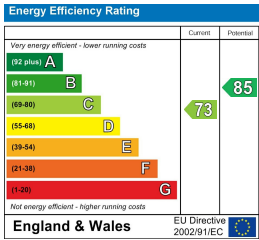
Floor Plan



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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