



Ellis Brooke



10 Near Birch Road

Houlton, Rugby, CV23 1DX

Guide price £340,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door is the entrance hall. The entrance hall has doors that give access through to all ground floor accommodation and it further benefits from access to a useful under stair storage cupboard where the current owners have space and plumbing for a washing machine and tumble dryer. In addition there is a further under storage cupboard, which provides ample space for cloaks and shoe storage. The stairs rise to the first floor landing.

Living Room

16'9" x 11'2" (5.11m x 3.41m)

A well proportioned living room with double opening doors and windows to the rear elevation that give a view and access to the garden. The room benefits from wooden flooring throughout.

Kitchen/Dining Room

9'6" x 15'5" (2.92m x 4.71m)

The kitchen comprises a range of base level units with a complementary worktop over. In addition there is a larder style pull out cupboard. Within the kitchen, there is a fitted electric oven and grill along with a four ring gas hob that benefits from an extractor over. Further to this, there is a fitted fridge and freezer along with a dishwasher. Within the kitchen, there is tiling to all splash back areas and to the front elevation there is a window. Within their room, there is ample space for a dining table.

W/C

With a low-level flush WC and wash hand basin. There is tiling to the splash back area, a frosted window to the front elevation and wall-mounted radiator.

1st Floor Landing

With doors that provide access to all first floor accommodation, stairs that rise to the second floor and access to the airing cupboard.

Bedroom 2

8'9" x 13'3" (2.69m x 4.04m)

A spacious double bedroom that benefits from fitted wardrobes with sliding mirrored doors. To the rear elevation there is a window which gives a view over the garden.

Bedroom 3

8'11" x 9'1" (2.72m x 2.77m)

A double bedroom that benefits from fitted wardrobes with sliding doors. To the front elevation there is a window.

Bedroom 4

7'6" x 9'10" (2.31m x 3m)

A large single bedroom with a window to the rear elevation giving a view of the garden.

Family Bathroom

7'4" x 6'2" (2.24m x 1.88m)

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with shower over. Within the family bathroom, there is

tiling to all splash back areas, a wall mounted heated towel rail, and a frosted window to the front elevation.

2nd Floor Landing

The second floor landing provides access to the master suite, and in addition access to a storage cupboard, which houses the properties boiler and additional storage cupboard.

Bedroom 1

13'2" x 12'1" (4.02m x 3.69m)

A fantastic sized double bedroom that benefits from fitted wardrobes with sliding mirror doors. To the front elevation, there is a window and access to the under eave storage can be obtained from the room. There is a door which gives access to the ensuite shower room.

Ensuite

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite shower room there is tiling to all splash areas, a fully tiled floor, a wall mounted

heated towel rail and Velux window to the rear elevation.

Rear Garden

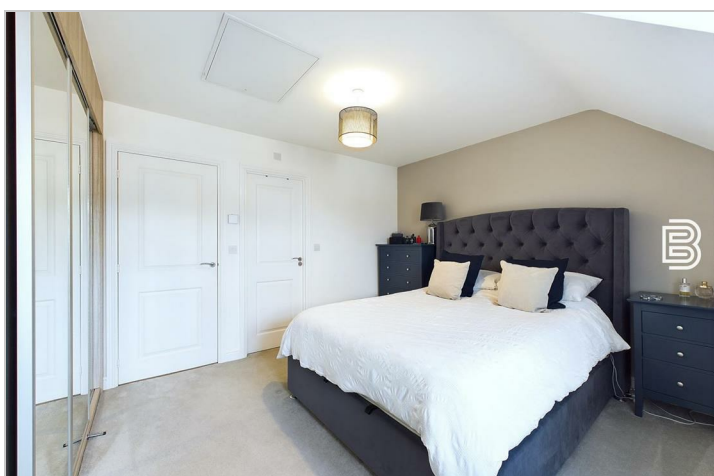
An enclosed rear garden, enclosed by fencing to all elevations. To the immediate rear of the home, there is a patio which provides ample space for alfresco dining. To the side of the home, there is a pedestrian gate, giving access to the driveway. In the main this garden has been laid to lawn and there is a useful storage shed.

Front Garden and Parking

To the front of the property, there is a block paved driveway which provides off-road parking for two vehicles. There is a pathway to the front door and running down the side of the property to the pedestrian gate for the rear garden. The property is accessed under a covered storm porch.

Solar Panels

The property benefits from owned solar panels located on the roof to the rear elevation.



Road Map



Hybrid Map



Terrain Map



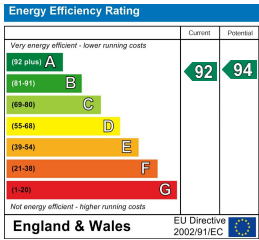
Floor Plan



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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