



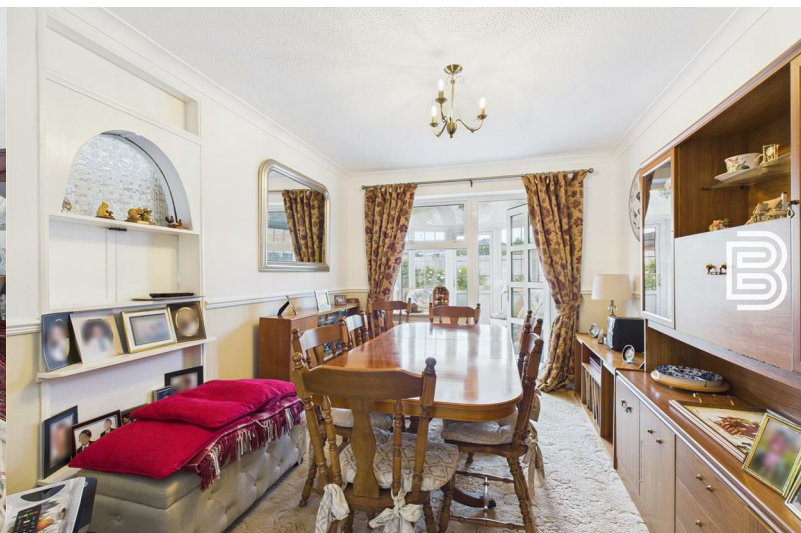
Ellis Brooke



153 Norton Leys

Hillside, Rugby, CV22 5RS

Guide price £335,000



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Hallway

Double glazed front door with double glazed side panel window. Radiator. Stairs to first floor. Wood effect flooring. Dado rail. Doors off to Lounge, Kitchen & WC. Under-stairs cupboard.

Lounge

Double glazed window to the front aspect. Radiator. Gas fire with brick surround. Double doors to Dining Room. Dado rail. Coving.

Dining Room

Two radiators. Double glazed door and window into Conservatory. Serving hatch to kitchen. Dado rail. Coving.

Conservatory

Standard uPVC construction with double glazed door to patio and garden.

Kitchen

Double glazed window out to garden. Range of base and eye level units with work surfaces over. Ceramic sink/drainage with mixer tap. Cupboard housing Ideal boiler. Space for fridge, space for freezer, space and plumbing for washing machine. Serving hatch to Dining Room. Space for cooker. Radiator. Tiling to splashbacks.

Guest WC

Double glazed window to the side. Fully tiled walls and floor. Wall mounted wash hand basin. Low flush WC.

Landing

Doors off to all 4 bedrooms and shower room. Loft access hatch. Double glazed window to the side aspect. Airing cupboard.

Bedroom One

Double glazed window to the front aspect. Radiator. Built in cupboard.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in cupboard. Wood effect flooring.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Shower Room

Double glazed window to the side aspect. Fully tiled walls and floor. Inset spotlights. Heated towel rail. Enclosed double shower cubicle. Wash hand basin set into vanity unit. Low flush WC.

Frontage & Driveway

Substantial block paved driveway for around 4 cars which leads car port and then to the single garage. Gate into rear garden. Tiered frontage with circular paving and then rose and flower border.

Garage

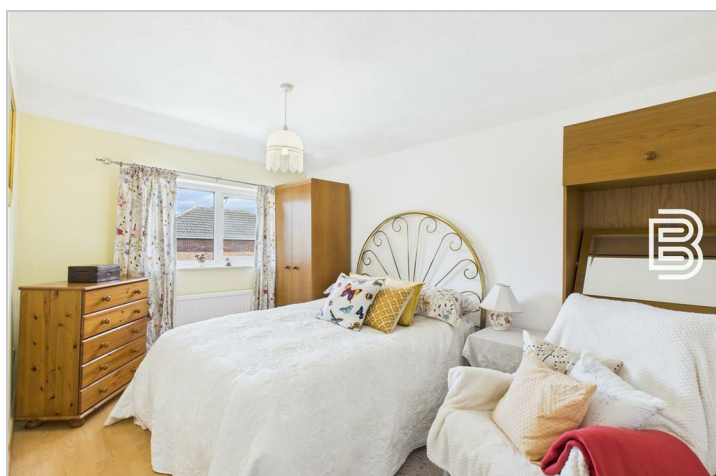
Metal up and over door.

Rear Garden

Enclosed by quality timber fencing. Side gate onto driveway. Sweeping curved sandstone patio across the width of the garden. Raised brick edged planters. Two steps up to lawned section with central rose area. Further borders and planters.

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



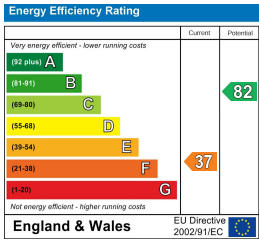
Floor Plan



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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