



Ellis Brooke



## 6 Dewar Grove

Hillmorton, Rugby, CV21 4AT

**Guide price £350,000**



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## Porch

Double glazed front door into Porch. Wooden part glazed door into Hallway.

## Hallway

Stairs to first floor. Doors to Guest WC & Lounge. Doorway to Kitchen. Radiator.

## WC

Low flush WC. Small wash hand basin with mixer tap. Double glazed window to the side. Radiator.

## Lounge

Double glazed bay window to the front aspect with curved bay radiator. Double doors into Dining Room. Coving.

## Kitchen

Double glazed window to the garden and double glazed door to the driveway. Opens through to Dining area. Full range of shaker style base and eye level units with work surfaces. Under cabinet lighting. Composite sink/drainers with mixer tap. Space for a range style cooker with extractor. Integrated fridge and freezer. Integrated dishwasher. Hidden space for washing machine. Cupboard housing combination boiler. Radiator. Inset spotlights.

## Dining

Opens through to the Family Room. Radiator. Coving.

## Family Room

Double glazed window to the garden. Radiator. Double glazed sliding door.

## Landing

Double glazed window to the side aspect. Loft access hatch. Doors to all 3 bedrooms plus bathroom.

## Bedroom One

Double glazed bay window to the front aspect with curved bay radiator. Full bank of fitted wardrobes.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the front aspect. Wood effect flooring. Over-stairs storage area. Radiator.

## Bathroom

Double glazed window to the rear aspect. Panelled bath. Separate enclosed shower cubicle. Fully tiled walls. Inset spotlights. Extractor. Wall mounted wash hand basin with storage. Wall mounted WC with inset flush control. Heated towel rail.

## Driveway & Frontage

Block paved driveway leading along the side of the property up to the garage. Corner planter with shrubs and plants. Gate from the driveway into the rear garden.

## Garage

Metal up and over door.

## Garden

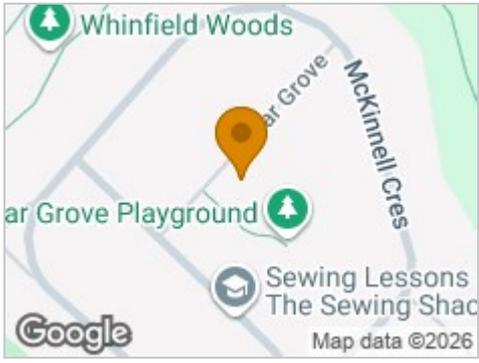
Tiered levels with slope. Enclosed by timber fencing. Steps up to main lawned area. Borders with pathway running to the end of the garden. Hard-standing behind the garage (elevated). Main patio area at the far end of the garden.

## 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.



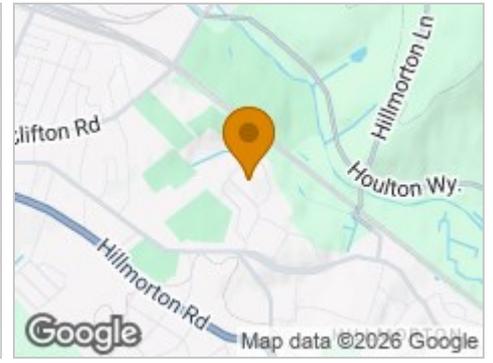
## Road Map



## Hybrid Map



## Terrain Map



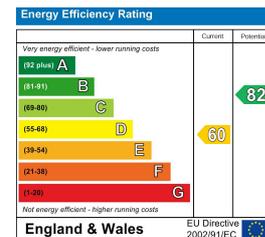
## Floor Plan



## 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



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