

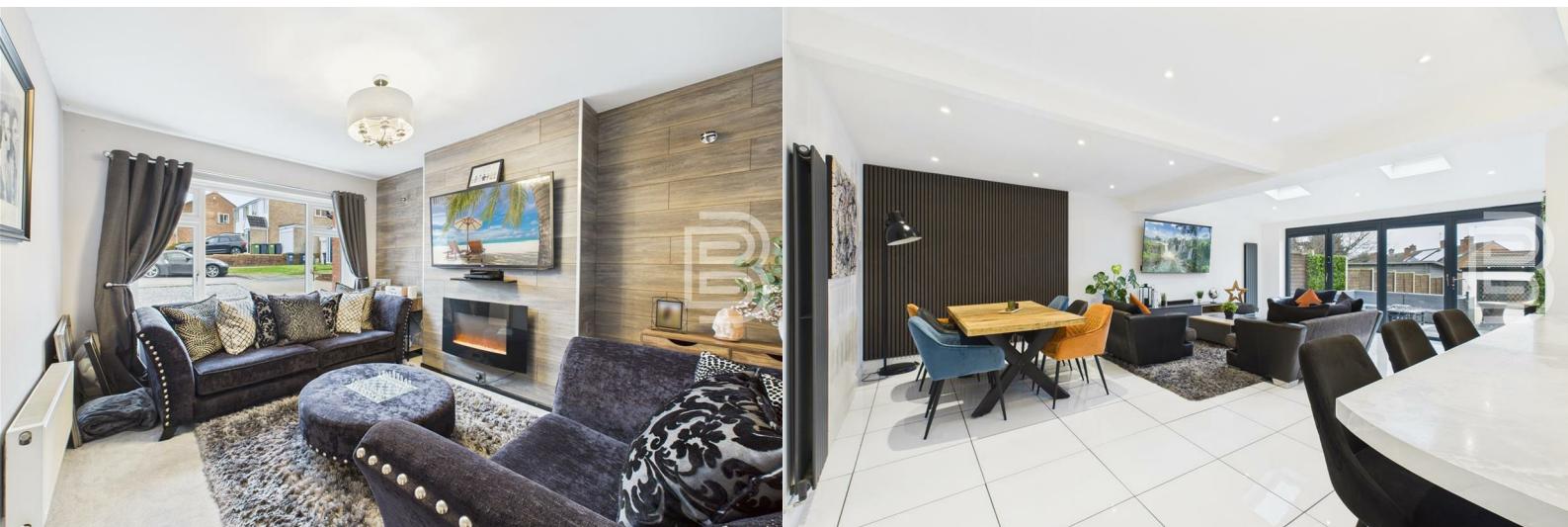


Ellis Brooke



29 Dyson Close
Hillmorton, Rugby, CV21 4LG

Offers in excess of £425,000



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Porch

Composite front door with several glazed panels. Full height double glazed windows to two sides. Internal part glazed door to Hallway. Tiled flooring.

Hallway

Stairs to first floor. Tiled flooring. Radiator. Under-stairs cupboard. Doors off to Living Room plus Kitchen/Diner.

Living Room

Double glazed picture window to the front aspect. Radiator. Electric flame effect wall mounted fire.

Kitchen/Dining/Family Room

Porcelain tiled floor. Double glazed Bi-Fold doors to patio and garden. Additional double glazed window to the garden. Four matt radiators (3 being vertical). Door to Utility Room. Inset spotlights. Full range of high gloss base and eye level units with work surface over. Matching central island with further units and seating area plus pop-up socket bank. Integrated double oven with hob and extractor. Stainless steel sink/drainer. Space for a fridge/freezer. Space and plumbing for a dishwasher. Two Velux windows. Various small alcove storage areas.

Utility Room

Door to Guest WC and door into storage room (former garage). Wall mounted Worcester combination boiler. Space and plumbing for

washing machine and dryer. Work surface. Extractor.

Guest WC

Low flush WC. Wall mounted small wash hand basin. Extractor. Heated towel rail.

Storage Room (former garage)

Electric roller door. Power and light connected.

Landing

Doors off to all four bedrooms and family bathroom. Loft access hatch (with pull down ladder).

Bedroom One

Sliding door into En-Suite. Double glazed French Doors with Juliet balcony to the rear aspect. Radiator. Vertical matt brushed radiator.

En-Suite

Double glazed window to the front aspect. Large enclosed shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Extractor. Heated towel rail. Inset spotlights.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

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

Bathroom

Double glazed window to the rear aspect.
Panelled bath with mixer tap. Low flush WC.
Inset spotlights. Heated towel rail. Tiling to
splashbacks. Wall mounted wash hand basin
with storage below. Fully tiled shower cubicle.
Extractor.

Driveway

Primarily block paved with additional area laid to
stones. Side access gate into rear garden.

Garden

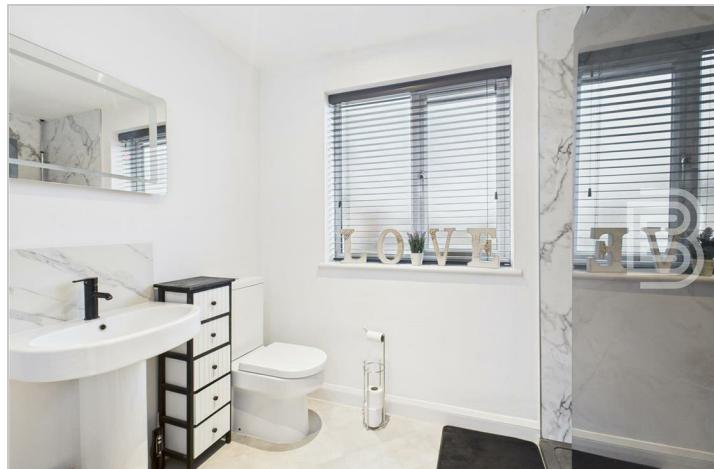
Enclosed by timber fencing. Set over two levels
with 4 steps separating. Side access gate. First
level has sandstone patio across the full width of
the house. Second area has artificial grass with
central sandstone path leading to work room.

Work Room/Bar

Detached structure with power and light. Sliding
patio door to the front plus a window. Wood
effect flooring.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(58-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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