



Ellis Brooke



## 4 Thackeray Close

Hillside, Rugby, CV22 5RN

**Offers in excess of £265,000**



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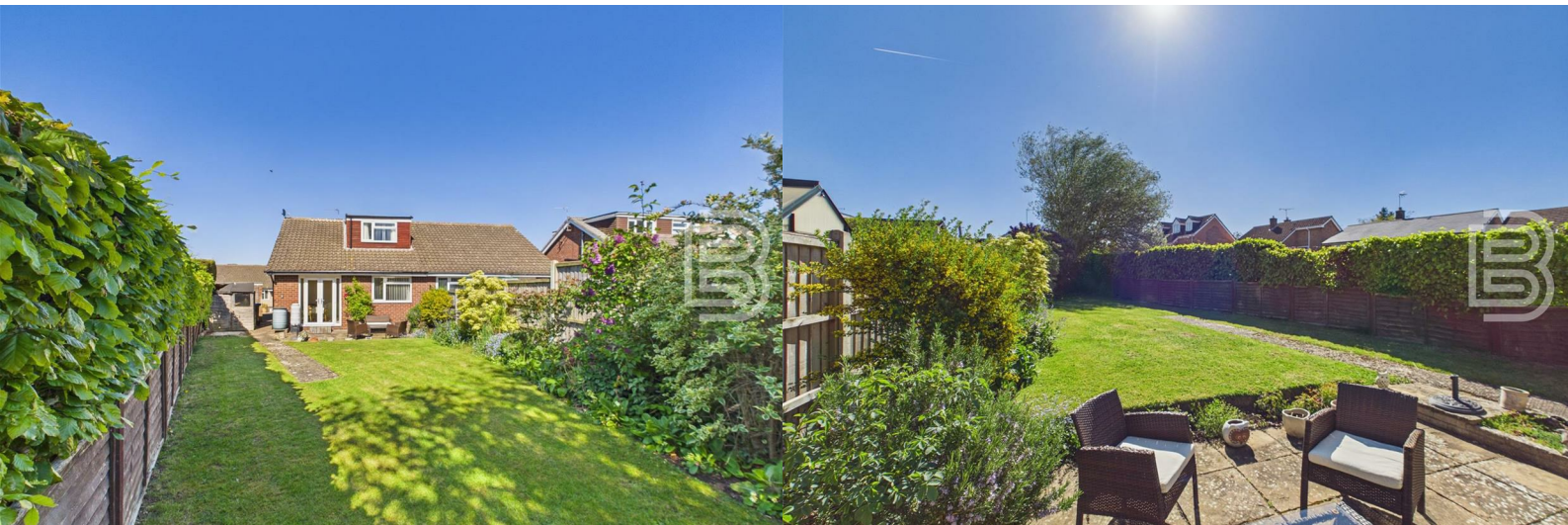
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## Entrance Porch

3'9" x 4'5" (1.16m x 1.35m)

The entrance porch is accessed by a composite front door. With a frosted window to the front elevation, providing natural light, and further to this there is a door giving access through to.

## Living Room

14'9" x 10'7" (4.51m x 3.25m)

A good size sitting room that benefits from a window to the front elevation that provides a view over the front garden. The room further benefits from a gas fire. To the side elevation there is a sliding door which gives access to the kitchen to the rear elevation a door giving access to the inner hallway.

## Kitchen

18'1" x 7'6" (5.53m x 2.3m)

The kitchen comprises of a range of base and eye level units with a complementary work top over. The room benefits from dual aspect windows found to both the front and side elevations and there is a frosted double glazed door to the side elevation, which gives access to the driveway. Within the kitchen there is a fitted electric oven, grill and four ring electric hob with extractor fan over. Further to this there is space for a tall fridge freezer, washing machine and self venting tumble dryer. From the kitchen there are stairs that rise to the first floor.

## Inner Hallway

The inner hallway has doors that give access through to.

## Bedroom 1

13'1" x 8'11" (4.01m x 2.73m)

A spacious double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted wardrobe and airing cupboard.

## Bedroom 3/Dining Room

6'5" x 10'8" (1.96m x 3.27m)

A room that can be used for a variety of uses such as a bedroom, office, dining room or sun room.

## Bathroom

5'8" x 7'6" (1.73m x 2.31m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. Within the bathroom the walls are fully tiled, there is a heated towel rail and to the side elevation there is a frosted window.

## 1st Floor Landing

The first floor landing has a door which gives access through to.

## Bedroom 2

14'11" x 10'7" (4.55m x 3.23m)

A very spacious double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from access to under eaves storage.

### Rear Garden

To the rear of the home there is a private and enclosed South Facing garden. Enclosed to all elevations by fencing. To the immediate rear of the property is a patio area which provides ample space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn with a paved pathway running some of the length.

### Front Garden and Parking

To the front of the property is a good sized front garden, which in part has been blocked paved and provides off-road parking for several vehicles. The block paved driveway provides access to the garage. The remainder of the front garden has been laid to a gravel stone with two flower beds set within. To the side of the property there is gated access to the rear garden. There is an external motion sensor light about the door which provides access to the kitchen.

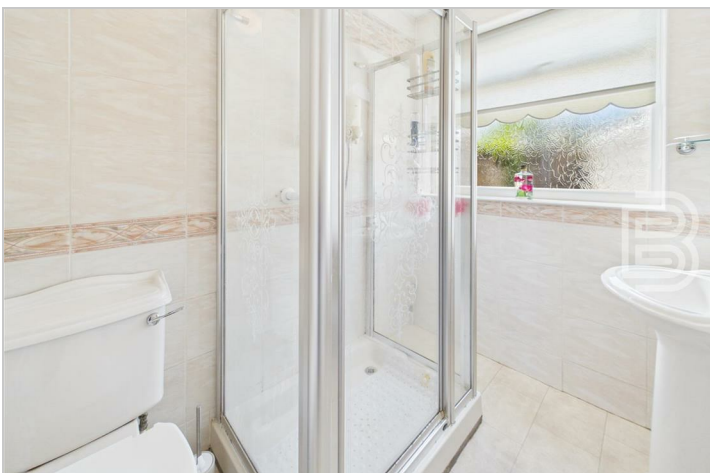
### Garage

15'3" x 8'5" (4.67m x 2.57m)

With a manual up and over door to the front elevation.

### 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



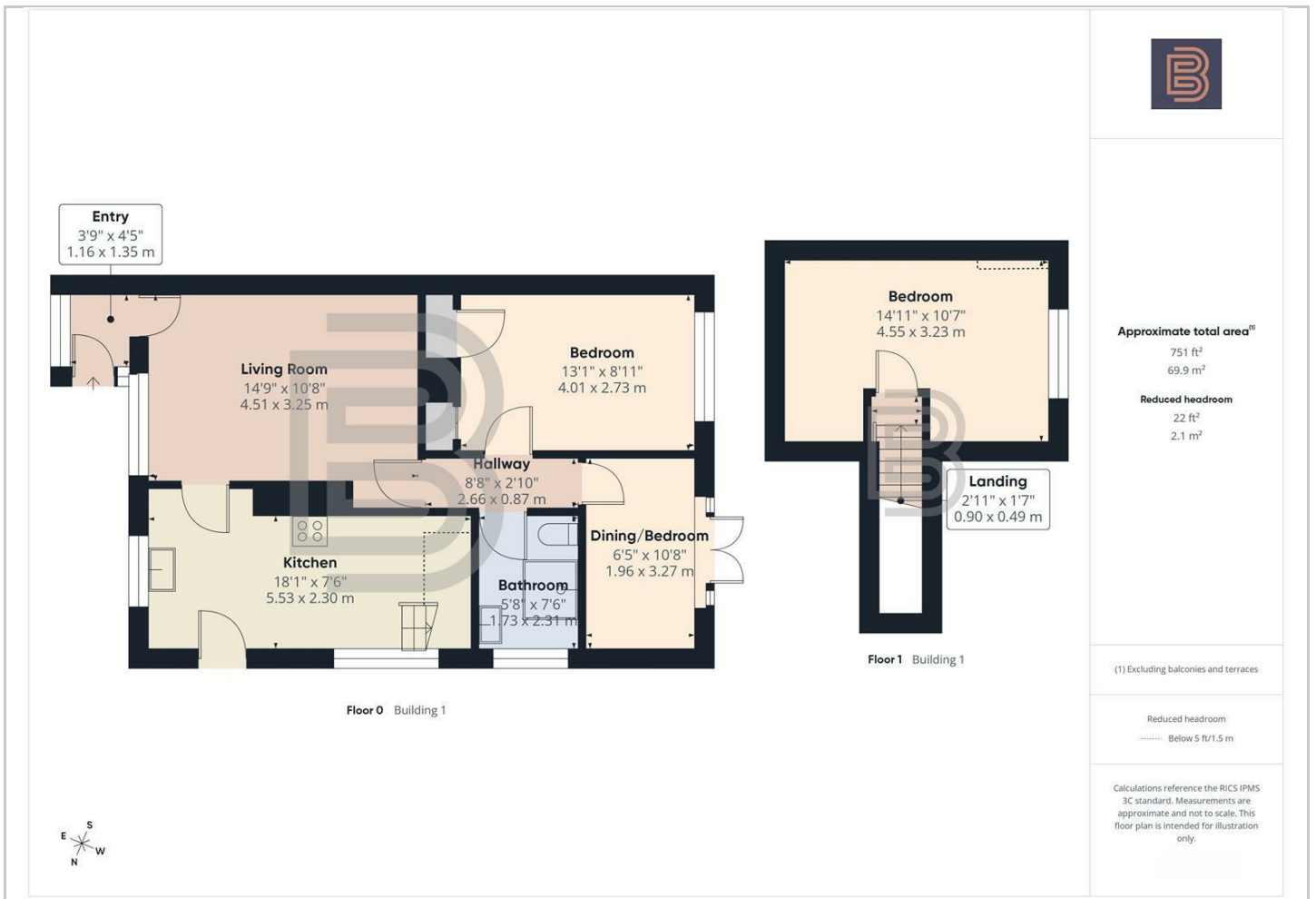
## Hybrid Map



## Terrain Map



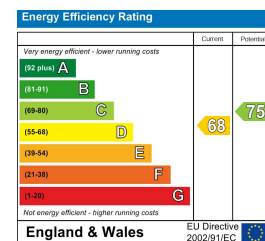
## Floor Plan



## 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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