Ellis Brooke



26 Loverock Crescent

Hillmorton, Rugby, CV21 4AR

Offers in excess of £475,000

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Entrance Hall

Accessed under a covered storm porch and through the front door. The spacious entrance hall provides ample space for cloaks and shoe hanging and storage. There are stairs that rise to the first floor and in addition doors which give access through to all ground floor accommodation.

Living Room

13'10" x 11'4" (4.22m x 3.46m)

To the rear elevation of the living room there are double opening doors which give access to the garden. To the front elevation of the room there is an opening giving access through to the dining room.

Dining Room

8'3" x 10'8" (2.52m x 3.26m)

A well proportioned room that benefits from a window to the front elevation. Access can be obtained from the entrance hall or living room.

Kitchen Dining Room

7'10" x 13'8" and 7'3" x 9'8" (2.39m x 4.18m and 2.21m x 2.95m)

The kitchen itself comprises a range of base and eye level units with a wooden worktop over. There are a range of fitted appliances which include a fridge freezer, dishwasher, oven with four ring induction hob and extractor fan over. The kitchen neatly opens into a space used by the current owners as a dining area, but could easily be used as a further seating area. To the rear of the room there are full length windows providing a view over the garden and to the side elevation there are double opening doors which give access to the outside.

Utility Room

5'10" x 7'6" (1.79m x 2.31m)

Within the utility room there is space and plumbing for a washing machine. To the side elevation there is a frosted window and a door which gives access to the outside.

Ground Floor Shower Room

8'9" x 3'11" (2.67m x 1.2m)

The room provides ample space for cloaks hanging and shoe storage. With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower and rainfall style attachment. There is a fully tiled floor, tiling to splash back areas and a wall mounted chrome heated towel rail.

1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation that provides natural light. The landing also provides access to the loft via a loft hatch. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

13'9" x 10'9" (4.2m x 3.29m)

A spacious double bedroom that benefits from a window to the rear elevation that provides a view over the garden, in addition to the side elevation there are double opening doors which give access to the balcony. The bedroom further benefits from a suite of fitted wardrobes.

Balcony

17'3" x 12'0" (5.26m x 3.68m)

A paved balcony provides an ideal space for outdoor seating and alfresco dining. The balcony provides a view over the garden.

Bedroom 2

8'10" x 13'6" (2.71m x 4.14m)

A double bedroom that benefits from a window to the front elevation.

Bedroom 3
8'3" x 10'8" (2.53m x 3.26m)
A double bedroom that benefits from a window to the front elevation.

Bedroom 4
7'10" x 8'3" (2.4m x 2.53m)
A good sized single bedroom with a window to the rear elevation, providing a view over the garden.

Bathroom
7'10" x 5'2" (2.39m x 1.58m)
With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and paneled bath with mixer shower over and rainfall style attachment. The walls and floor are fully tiled, to the rear elevation there is a frosted window and there is a wall mounted heated towel rail.

Rear Garden
To the rear of the home there is a private and enclosed garden. Enclosed by a combination of walls and fencing. To the immediate rear is a patio and decked area which provides ample space for outdoor seating and alfresco dining. From here an area of the garden has been laid to lawn and there are two further raised decked areas providing further space for outdoor seating and entertaining. To the side of the home there is a gravel pathway giving access to the driveway. In addition there are some well stocked flowerbeds with some mature shrubs, hedges and planting within.

Front and Driveway
To the front of the property is a good sized driveway which has been laid with a gravel stone. Off-road parking is available for numerous vehicles. The driveway gives access to the properties garage.

Garage
15'8" x 11'9" (4.8m x 3.6m)
The garage has double opening doors to the front elevation and benefits from having light and power connected.

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Road Map



Hybrid Map



Terrain Map



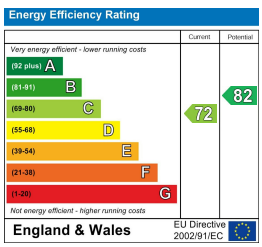
Floor Plan



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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