



Ellis Brooke



17 Maxwell Road
Houlton, Rugby, CV23 1AH

Guide price £475,000



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Entrance Hall

6'5" x 13'0" (1.97m x 3.97m)

Accessed under covered storm porch and through a composite front door. The entrance hall benefits from useful fitted under stairs storage which provides ample space for cloaks and shoe storage. Further to this there are doors providing access through to all ground floor accommodation, and there are stairs that rise to the first floor.

Living Room

10'10" x 17'3" (3.32m x 5.27m)

A generously sized room that benefits from windows to both the front and side elevations.

Office

8'8" x 6'10" (2.66m x 2.09m)

With a window to the front elevation.

Open Plan Kitchen/Family Room

26'11" x 10'4" (8.22m x 3.15m)

A room that occupies the whole rear elevation of the property. Neatly defined into three separate areas of kitchen, dining and living. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven, combination oven, four ring electric hob with extractor fan over, dishwasher and fridge freezer. From the kitchen area there is a door which gives access to the utility. To the rear elevation of the room there are two sets of double opening doors that provide access to the garden along with the range of windows providing natural light.

Utility

5'3" x 5'8" (1.62m x 1.74m)

The utility room benefits from a base level unit with a complementary worktop over. Within the room there is space and plumbing for a washing machine and to the side elevation there is a door giving access to the driveway.

W/C

3'2" x 5'8" (0.97m x 1.74m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area.

1st Floor Landing

With a gallery style landing and window to the front elevation. The first floor landing has doors which provide access through to all first floor accommodation. In addition there is access to the loft via a loft hatch and there is access to the properties airing cupboard.

Bedroom 1

11'0" x 10'2" (3.37m x 3.11m)

A double bedroom with a bay window to the front elevation. This bedroom benefits from having a range of fitted wardrobes and its own ensuite.

Ensuite

4'7" x 7'9" (1.41m x 2.37m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are part tiled and the floor is fully tiled. To the side elevation there is a frosted window.

Bedroom 2

8'9" x 11'0" (2.67m x 3.36m)

A double bedroom with a window to the rear elevation.

Bedroom 3

8'8" x 11'3" (2.66m x 3.44m)

A double bedroom with a window to the front elevation.

Bedroom 4

8'9" x 11'10" (2.69m x 3.61m)

A double bedroom with a window to the rear elevation. This bedroom benefits from having fitted wardrobes.

Bathroom

8'9" x 6'5" (2.69m x 1.96m)

With a suite that comprises of a low-level flush WC, wash hand basin, paneled bath and separate shower cubicle. Within the bathroom the walls are part tiled and the floor is fully tiled. To the rear elevation there is a frosted window.

Rear Garden

To the immediate rear of the home is a patio area that provides ample space for alfresco dining. The remainder of

the garden has in part been laid to lawn and other slate style chippings, which provides a further seating area. The garden is dispersed with a range of mature, shrubs and planting. To side elevation there is a gate which gives access to the driveway.

Front Garden

In the main has been laid to lawn along with some mature planting disperse throughout. There is a paved pathway which gives access to the front door.

Driveway

A tarmac driveway provides off-road parking for three vehicles in tandem. The driveway provides access to the garage. The driveway benefits from a car charging points that has been installed. To the front of the home there is an additional driveway which is laid to block paving and provide off-road parking for one further vehicle.

Garage

9'2" x 17'2" (2.8m x 5.24m)

A detached single garage with a manual up door to the front elevation. The garage benefits from having light and power connected.

Solar Panels

The property benefits from owned solar panels with additional battery storage.

Service Charge

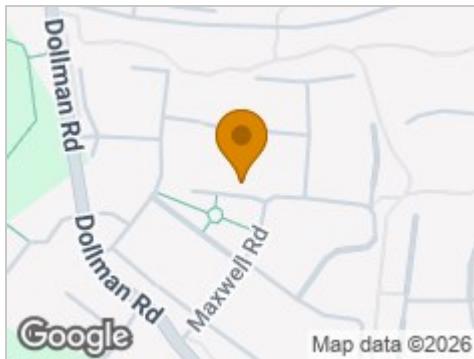
A service charge of approximately £330 per year is payable for the upkeep of the communal areas within the estate.

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.



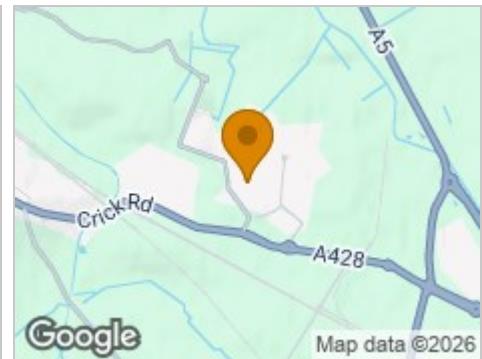
Road Map



Hybrid Map



Terrain Map



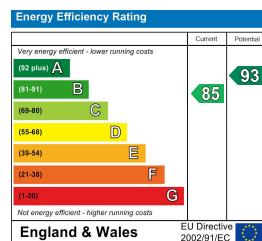
Floor Plan



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



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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