Ellis Brooke



1 Dunsmore Avenue

Hillmorton, Rugby, CV22 5HD

Offers in excess of £330,000

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Entrance Hall

The property is accessed through a composite front door where you arrive in the entrance hall. The entrance hall benefits from a tiled floor and in addition there is a window to the side elevation providing natural light. There is access to a useful storage cupboard and doors giving access through to.

Living Room

14'5" x 10'2" (4.41m x 3.1m)

A cozy room that benefits from a box style bay window to the front elevation that provides natural light.

Kitchen Family Room

24'4" x 7'10" (7.44m x 2.4m)

A room that has been neatly defined into two areas of both kitchen and living. The kitchen itself comprises a range of base and eye level units with a wooden worktop over. Within the kitchen there is a fitted electric oven with a five ring gas hob and extractor fan over, further to this there is a fitted dishwasher. Space is available for a fridge freezer. The kitchen and living areas are neatly defined with breakfast bar. From the living area there are double opening doors to the rear garden. A doorway gives access to the stairs that rise to the first floor and an additional door gives access through to.

Utility

5'0" x 2'8" (1.54m x 0.82m)

With space and plumbing for a washing machine. A door gives access through to.

W/C

4'8" x 2'11" (1.43m x 0.89m)

With a low-level flush WC and wash hand basin. To the side elevation there is a frosted window.

1st Floor Landing

The first floor landing has stairs that rise to the second floor, in addition their are doors that give access through to all first floor accommodation.

Bedroom 1

14'2" x 14'0" (4.34m x 4.28m)

A good sized double bedroom that benefits from a window to the front elevation. From the bedroom there is a door giving access through to the ensuite.

Ensuite

6'0" x 5'1" (1.83m x 1.55m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. There is tiling to all splash back areas, the floor is fully tiled, to the side elevation there is a frosted window and there is a wall mounted heated towel rail.

Bedroom 3

12'7" x 10'4" (3.84m x 3.15m)

A good sized double bedroom with a box style bay window to the side elevation.

Bathroom

9'9" x 8'11" (2.99m x 2.72m)

With a suite that comprises a low level flush WC, roll top style bath with shower attachment and sink with vanity unit under. The walls are part tiled and the floor is fully tiled, to the side elevation there is a frosted window and there is a warm mounted heated tail rail.

2nd Floor Landing

With the door giving access through to.

Bedroom 2

12'4" x 10'4" (3.76m x 3.16m)

A good sized double bedroom that benefits from dual aspect windows found to both the front and rear

elevations. The bedroom provides access to under eave storage. There is a door giving access through to the ensuite.

Ensuite

5'8" x 4'6" (1.73m x 1.39m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. There is tiling to all splash back areas and the floor is fully tiled. There is a wall mounted heated towel rail and to the front elevation a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden, enclosed by fencing to all elevations. To the immediate rear is a patio area which provides ample space for outdoor seating and alfresco dining. From here there is a paved pathway running the length of the garden, where there is gated access to the driveway. The remainder of the garden has been laid to lawn with a decked area to the rear.

Parking

To the rear of the property is a driveway which provides off-road parking. From the driveway there is gated access to the rear garden.

Front

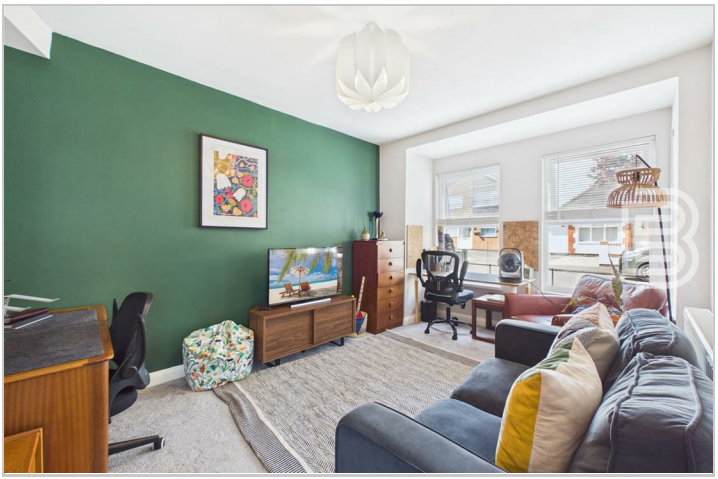
To the front of the home there is an area of front garden. In the main this has been laid to a slate style chipping with a paved pathway leading from the public highway to the front door.

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.

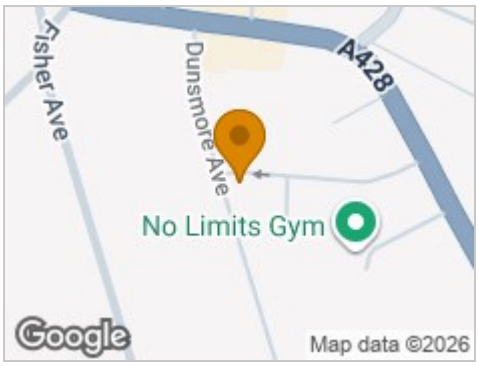








Road Map



Hybrid Map



Terrain Map



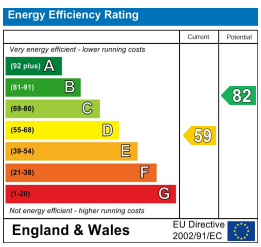
Floor Plan



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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