



Ellis Brooke



6 Park View

, Houlton, CV23 1EB

Guide price £320,000



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Entrance Area

5'10" x 5'0" (1.79m x 1.54m)

Accessed under a covered storm porch and through a composite front door. This property benefits from an open plan ground floor, the entrance area opens to the remaining ground floor space. In addition there is a door which gives access to a large storage cupboard, which houses the heating pipe work and in addition there is a door which gives access to a downstairs WC.

WC

5'5" x 2'11" (1.66m x 0.91m)

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

Open Plan Ground Floor - Kitchen Area

13'1" x 12'1" (3.99m x 3.69m)

The kitchen area itself comprises of a range of base and eye level units with a quartz worktop over. To the front elevation there is a window which provides natural light and the kitchen itself benefits from fitted appliances, which include a fridge/freezer, dishwasher and electric oven with four ring induction hob and extractor fan over.

Within the kitchen, there is a useful breakfast bar with further storage underneath. The kitchen area is open to the remainder of the ground floor.

Open Plan Ground Floor - Living Area

19'4" x 15'4" (5.9m x 4.69m)

The remaining space within the open plan ground floor provides ample room to be used as a sitting room and dining room. To the rear elevation there are double opening doors which provide access and give a view over the garden. There are stairs which rise to the first floor landing.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard and in addition access to the loft is obtained via a loft hatch. Further to this there are doors that provide access through to all first floor accommodation.

Bedroom 1

11'4" x 11'11" (3.46m x 3.64m)

A good sized double bedroom that benefits from two windows to the front elevation which provide a wonderful view over the nature walk found to the front of the property. A door gives access to the ensuite.

Ensuite

8'9" x 3'1" (2.67m x 0.96m)

With a suite that comprises of a WC, wash hand basin and shower cubicle. Within the ensuite the floor is fully tiled, the walls are part tiled and there is a heated towel rail.

Bedroom 2

14'2" x 7'8" (4.33m x 2.36m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

Bedroom 3

10'5" x 7'3" (3.18m x 2.23m)

A large single/small double bedroom with a window to the rear elevation, providing a view over the garden.

Bathroom

6'7" x 7'9" (2.02m x 2.38m)

With a suite that comprises of a low level flush WC, wash hand basin with vanity unit under and

panelled bath with mixer shower over. Within the bathroom the floor is fully tiled and the walls are part tiled. There is a heated towel rail.

Rear Garden

This private and enclosed south west facing rear garden is enclosed by fencing to all elevations. Within the garden is the properties air source heat pump, and to the side of the home there is a paved pathway with gated access to the front of the home. To the immediate rear of the home, there is a patio which provides space for alfresco dining with the remainder of the garden in the main being laid to lawn with one raised flower bed. In addition there is a useful shed/bicycle store.

Front Elevation

To the front of the property there is a garden which has been laid to slate style chippings and has a flower bed with some mature planting within.

Parking

Immediately opposite the home is two allocated parking spaces which has provisions in place for the installation of car charging points.

Agents Note - Service Charge

A service charge of £376.99 per year is payable. This cost is based on the costs for 2025.

Agents Note - Construction Type

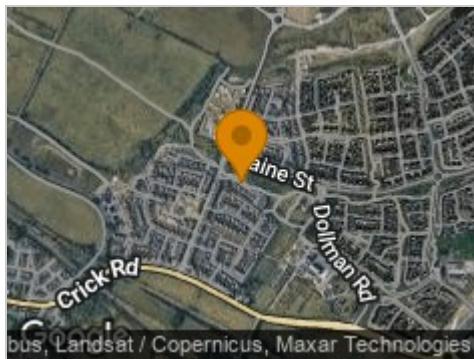
It should be noted that this property is of Timber Frame construction with Brick Slip Panels. Please ensure this is discussed with your mortgage advisor so a suitable lender and mortgage production is taken.



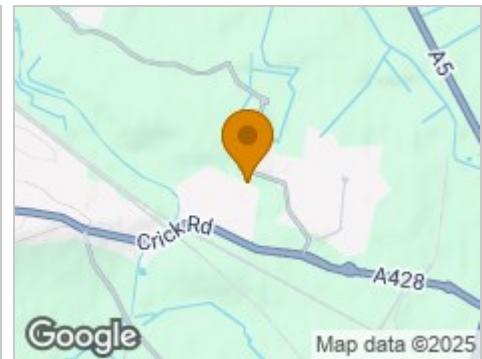
Road Map



Hybrid Map



Terrain Map



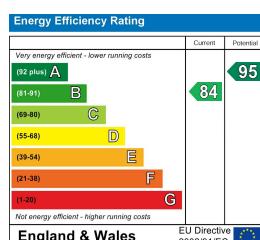
Floor Plan



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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