



# Ellis Brooke



## 11 Hollinghurst Close

Houlton, Rugby, CV23 1FJ

**Guide price £415,000**



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## Hallway

Composite front door with central double glazing. Stairs to first floor. Under stairs cupboard with light. Radiator. Doors off to Guest WC, Lounge & Kitchen/Diner.

## Lounge

Double glazed square walk-in bay window to the front aspect. Radiator. LVT herringbone flooring.

## Kitchen Diner

Double glazed windows and French Doors to the garden. Door to Utility Room. Two radiators. Coffee Station with cupboards, work surface and shelving. Inset spotlights. Full range of Kitchen base and eye level units with work surface over. Integrated fridge, integrated freezer, integrated double oven, integrated 5 ring gas hob with extractor. Integrated dishwasher. Composite sink/drainage with mixer tap.

## Utility Room

Double glazed door to the Driveway. Additional composite sink/drainage. Extractor. Radiator. Cupboard. Work surface. Space and plumbing for washing machine. Space for an additional appliance (such as a dryer).

## Guest WC

Double glazed window to the front aspect. WC with inset flush control. Wall mounted wash hand basin. Radiator. Extractor.

## Landing

Doors off to all 4 bedrooms. Door to Bathroom. Storage cupboard. Loft access hatch.

## Bedroom One

Double glazed window to the front aspect. Radiator. Door to En-Suite.

## En-Suite

Enclosed shower cubicle. Heated towel rail. WC with inset flush controls. Wall mounted wash hand basin. Extractor.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bedroom Four

Double glazed window to the rear aspect. Radiator.

## Bathroom

Double glazed window to the side aspect. Heated towel rail. Panelled bath with tiling to splashbacks and shower over. WC with inset flush controls. Pedestal wash hand basin. Extractor. Inset spotlights.

## Front Garden

Mainly laid to lawn with some borders and pathway leading to front door. Adjacent to open



ground. Canopy porch. Block paved turning space.

#### Driveway

Leading down the side of the property provides parking for 2 cars in front of garage. Gate into rear garden.

#### Garage

Metal up and over door. Power and light connected. Some storage provision in the roof area.

#### Rear Garden

Primarily enclosed by timber fencing. Gate to the driveway. Small patio leading to lawned area which has 2 small corner borders.

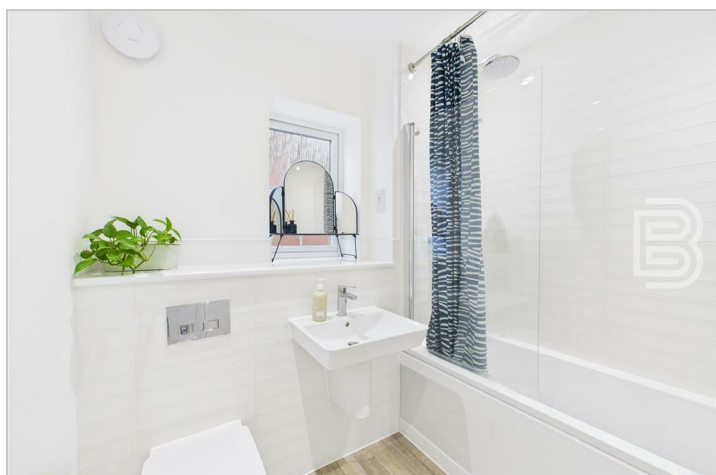
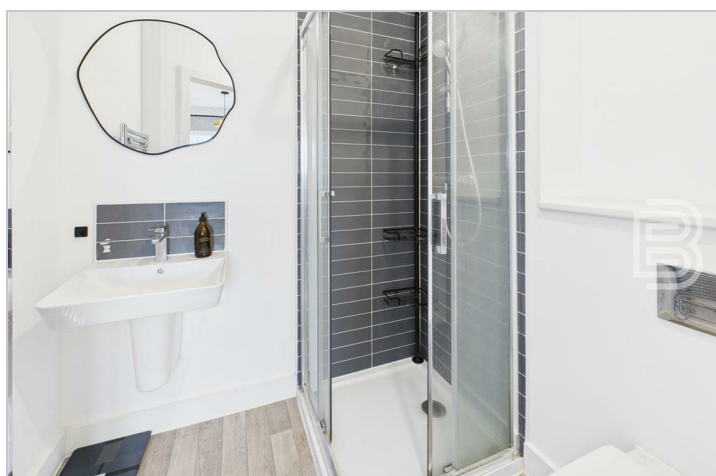
#### Houlton Area Notes

Please note that all properties in Houlton have an annual Estate Management Charge of £400.

This is a contribution from all local residents for the upkeep of green/communal spaces keeping Houlton attractive and cared for all year round.

#### 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



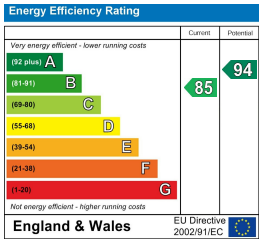
Floor Plan



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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