



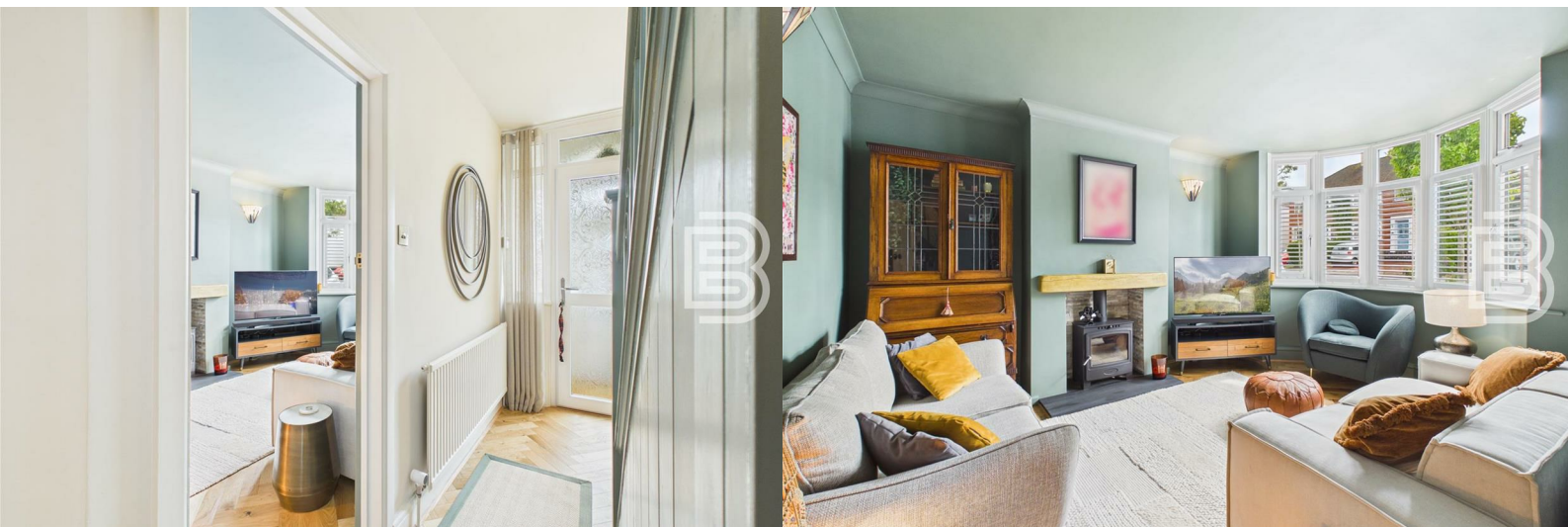
Ellis Brooke



42 Wheatfield Road

Bilton, Rugby, CV22 7LN

Offers in excess of £350,000



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Porch

Double glazed outer door and further double glazed inner door. Double glazed windows. Hardwood flooring.

Hallway

Stairs to first floor. Small under-stairs cupboard. Radiator. Engineered hardwood flooring. Doors off to Lounge, Kitchen/Diner and storage room (office).

Lounge

Double glazed bay window with fitted shutters to the front aspect. Continuation of engineered flooring. Radiator. Wood burner set into chimney breast. Coving.

Kitchen/Dining/Family Room

Impressive open place area to comprise the Kitchen space, family area and a dining section. Continuation of engineered flooring. Door into Utility Room. Double glazed windows to the garden and patio. Double glazed roof window over the dining section plus a double glazed window and French Doors. Inset spotlights. Three radiators. Built in cupboards and shelving to one of the alcoves.

A full range of base and eye level units with wooden work tops. Central integrated induction hob with extractor over. Integrated double oven & microwave. Integrated dishwasher. Space for a large fridge/freezer. Pop up power bank. Sink/drainage with mixer tap.

Utility Room

Double glazed door to the patio and garden. Door to WC. Door into storage room (former garage area). Additional sink/drainage. Wall mounted Worcester combination boiler. Radiator. Several base and eye level units. Space and plumbing for a washing machine and a dryer. Ceramic tiled floor.

Guest WC

Fully tiled walls. Corner wash hand basin. Low flush WC. Heated towel rail. Tiled floor. Extractor.

Storage Room (possible office)

Accessed from a door in the Hallway. A useful storage room (formerly part of the garage) which could be used as an office space or for gym style equipment. Sun pipe.

Landing

Double glazed window to the side aspect. Doors off to 3 bedrooms plus shower room. Loft access hatch.

Bedroom One

Double glazed window to the rear aspect. Radiator. Wood panelling to one wall.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving.

Bedroom Three

Double glazed window to the front aspect. Built in wardrobe and cupboard. Radiator.

Shower Room

Double glazed window to the rear aspect. Fully tiled walls. Tiled flooring. Enclosed shower cubicle. WC and wash hand basin built into substantial vanity unit with storage. Radiator. Inset spotlights. Extractor.

Driveway

Block paved side-by-side parking for 2 cars. Corner planter. EV Charger. Frontage enclosed by low level fence.

Storage Room (former garage)

Electric roller door to the front and an internal courtesy door to the utility room. Power and light connected.

Rear Garden

Initial large, full width tiered patio with wooden planters and steps down to lawned area which has central pathway and gate leading into 'wild garden' section with provision for growing fruit and vegetables. Timber shed. Garden is fully enclosed by timber fencing. Further seating area.

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.



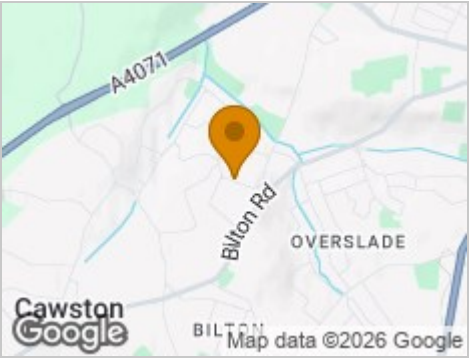
Road Map



Hybrid Map



Terrain Map



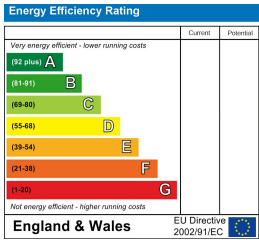
Floor Plan



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



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