



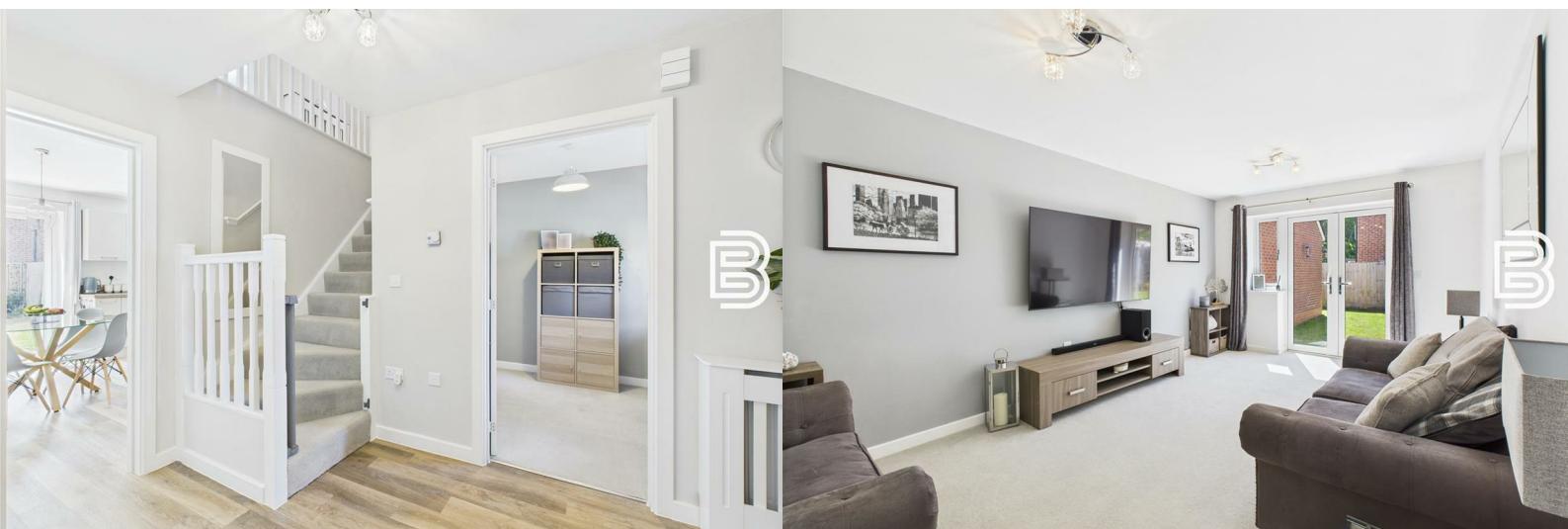
# Ellis Brooke



38 West Coast Lane

Hillmorton, Rugby, CV21 4PA

**Guide price £439,950**



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## Hallway

Composite front door. Karndean flooring. Stairs to first floor. Doors to all downstairs accommodation. Radiator.

## Lounge

Double glazed French Doors to the rear garden. Two radiators.

## Family Room

Double glazed bay window to the front aspect. Radiator. Fitted cupboards.

## Office

Double glazed window to the front aspect. Radiator. Under-stairs cupboard.

## Kitchen/Diner

Double glazed French Doors to the rear garden. Radiator. Karndean flooring. Full range of stylish high gloss base and eye level units with work surfaces over and under cabinet feature lighting. One and half bowl stainless steel sink/drainer. Integrated double oven plus gas hob and extractor. Integrated fridge and freezer. Integrated dishwasher plus washing machine. Boiler housed in kitchen unit.

## Guest WC

Double glazed window. Karndean flooring. Low flush WC. Pedestal wash hand basin. Extractor. Radiator.

## Landing

Double glazed window to the side aspect. Doors

off to all 4 bedrooms plus family bathroom. Airing cupboard. Loft access hatch. Radiator.

## Bedroom One

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

## En-Suite

Double glazed window. Fully tiled double shower cubicle. Radiator. Extractor. Shaver point. Low flush WC. Pedestal wash hand basin. Karndean flooring.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobe. Door to En-Suite.

## En-Suite

Double glazed window to the side aspect. Tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Karndean flooring. Radiator. Extractor. Shaver point.

## Bedroom Three

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

## Bedroom Four

Double glazed window to the rear aspect. Radiator.

## Family Bathroom

Double glazed window to the rear aspect. Panelled bath with mixer tap. Pedestal wash hand basin. Low flush WC. Extractor. Karndean flooring. Shaver point. Tiling to splashbacks.

## Frontage

Shallow lawned frontage with flower border.  
Pathway to front door.

## Driveway

Located to the left of the property. Private off road parking for two vehicles leading to Detached Garage. Gate into rear garden.

## Garage

Metal up and over door. Power and light connected.

## Garden

Fully enclosed primarily by timber fencing. Flower borders to two sides. Gate onto Driveway. Initial full width patio. Majority laid to lawn.



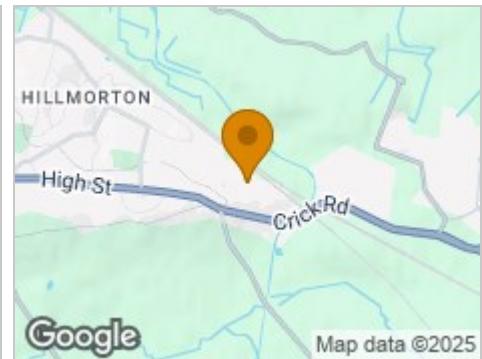
## Road Map



## Hybrid Map



## Terrain Map



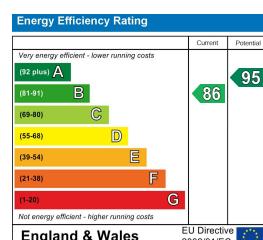
## Floor Plan



## 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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