Ellis Brooke

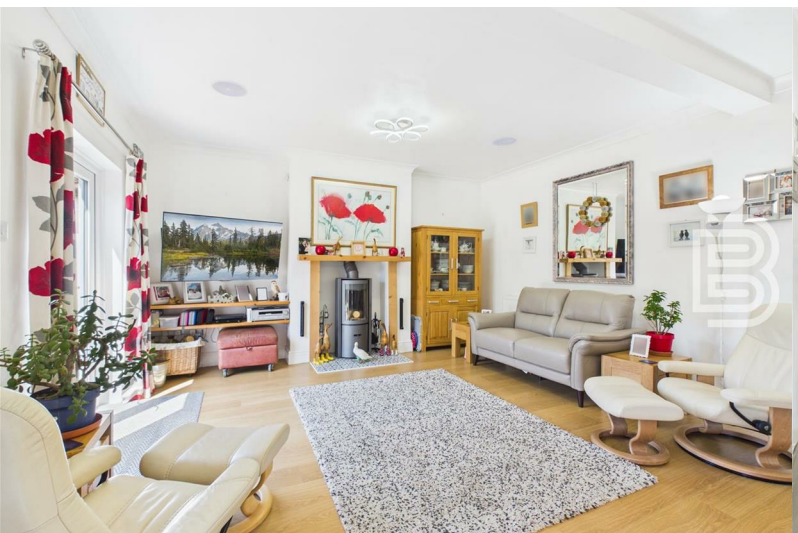


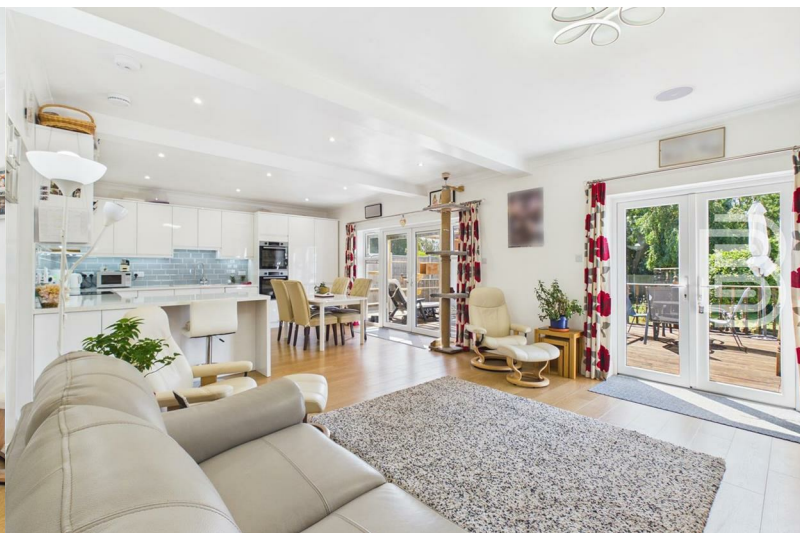
74 Crick Road

Hillmorton, Rugby, CV21 4DY

Offers in excess of £550,000

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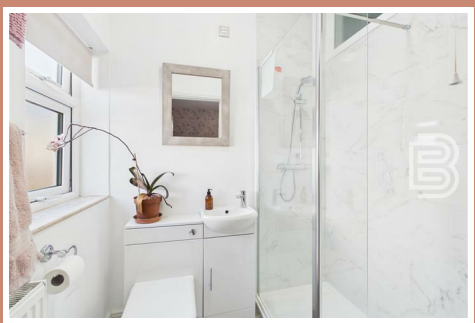


74 Crick Road

Hillmorton, Rugby, CV21 4DY

Offers in excess of £550,000







Key Features

- True Single-Level Living: An extensively refurbished, versatile 1,200 sq ft footprint
configured entirely for genuine, step-free single-level habitation.

- Substantial Development Potential: Positioned on an expansive 0.25-acre double-width
plot, offering outstanding scope for a substantial loft conversion or large wrap-around
extensions.

- Side Vehicle Access to Rear: Features access down both sides of the property, with
pedestrian access on one side and a wide, gated driveway on the other providing clear
vehicular access directly to the rear garden.

- Extensively Upgraded Systems: Complete turn-key peace of mind with a newly installed
Vaillant combination boiler, new double-glazed windows and doors, a modern fuse
board, and low-energy lighting throughout.

- Bright South-Facing Living Space: Southerly-facing open-plan lounge, kitchen, and
dining area flooded with natural light, featuring twin French doors and a newly fitted
wood-burning stove.

- Premium Parking & Outbuildings: A massive 150 sq m block-paved front and side drive
for 4 to 5 vehicles, an electric roller-shuttered detached garage, and a 200 sq ft timber
outbuilding with independent electrics.

Hallway

Composite front door. Two radiators Wood effect flooring. Loft access hatch (with pull-down ladder, light connected and boarded). Doors off to all four bedrooms, shower room/utility & living area. Door to storage cupboard.

Living Area

Two sets of double glazed French Doors to the garden Radiator. Wood effect flooring. Wood burner. Inset spotlights. Ceiling speakers.

Kitchen/Diner Area

Wood effect flooring. Extensive range of white high gloss units with stylish work surfaces over and under cabinet feature lighting. Tiling to splashbacks. Integrated large fridge and freezer. Integrated dishwasher. Integrated double oven with extractor. One bowl stainless steel sink/drainer with directional mixer tap.

Bedroom One

Double glazed window to the side aspect. Radiator. Wood effect flooring. Door to En-Suite.

En-Suite

Double glazed window to the side aspect. Internal high level obscure glazed window to the second En-Suite. Extractor. Radiator. Enclosed shower cubicle. Low flush WC. Wash hand basin set into vanity unit.

Bedroom Two

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

En-Suite

Double size walk-in shower. Radiator. Extractor. Internal high level obscure window to the other En-Suite. Wash hand basin & WC set into vanity unit.

Bedroom Three

Double glazed window to the front aspect. Radiator. Wood effect flooring. Currently used as an office and hobby room.

Bedroom Four

Double glazed window to the side aspect. Wood effect flooring. Radiator.

Shower Room & Utility

Double glazed window to the side aspect. Radiator. Large walk-in tiled shower cubicle. Low flush WC. Wash hand basin set into vanity unit. Several storage units. Space and plumbing for washing machine and dryer. Wall mounted Vaillant combination boiler. Work surface.

Driveway

Substantial quality block paved driveway and slate section with hedge and shrub borders which offers parking space for 4 or 5 cars.

Frontage

Double timber gates leading through to further block paved driveway area, garage plus concrete hard-standing (ideal for a motorhome or similar). Additional side access (pedestrian) gate to the other side of the property.

Gated Driveway & Hard Standing Area

Secured by double timber gates this area affords further block paving plus hard-standing area along with access to the garage and access through into the rear garden.

Detached Garage

Electric roller door. Windows on both sides plus a courtesy door on the back. Light and power connected. Outside power sockets and outside lighting.

Rear Garden

Enclosed by concrete post timber fencing. Wood store. South Facing Garden. Courtesy door into the back of the garage. Outside power

socket. Lighting. Slabbed patio. Slightly raised decking area with fencing and sloped access. Additional slabbed area (currently used for a hot tub). Borders to the two sides containing flowers, plants and trees. Timber former stable structure (20 ft x 10 ft) which is considered ideal for storage currently but having potential for further applications in the future.

Property Overview

- Bright Living Area: Positioned at the rear of the property, the open-plan lounge, kitchen,
and dining area benefits from a southerly aspect that fills the space with natural light.

- Living Space Features: Two sets of double-glazed French doors open directly to the
garden. A newly fitted wood-burning stove serves as a focal point, complemented by
inset spotlights and integrated ceiling speakers.

- Kitchen Specifications: High-gloss white units with under-cabinet lighting, integrated
double oven with extractor, integrated large fridge and freezer, and an integrated
dishwasher.

- Bedrooms: Four double bedrooms. Bedroom one and bedroom two both feature private
en-suite shower rooms. Bedroom three is highly versatile and currently utilized as a
home office and hobby room.

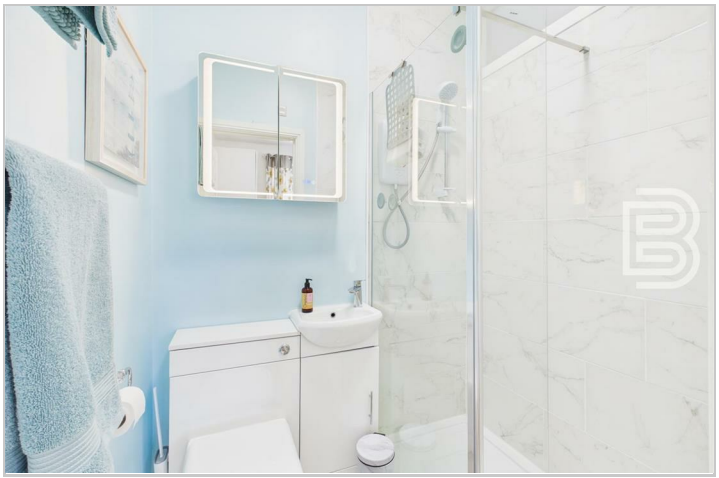
- Parking & Garage Infrastructure: A substantial 150 sq m block-paved driveway easily
accommodates 4 to 5 vehicles and provides extensive parking and a turning area at the
front of the property. The block paving continues along the side to the large detached
garage, which features a secure gated area in front of an electric roller shutter door.

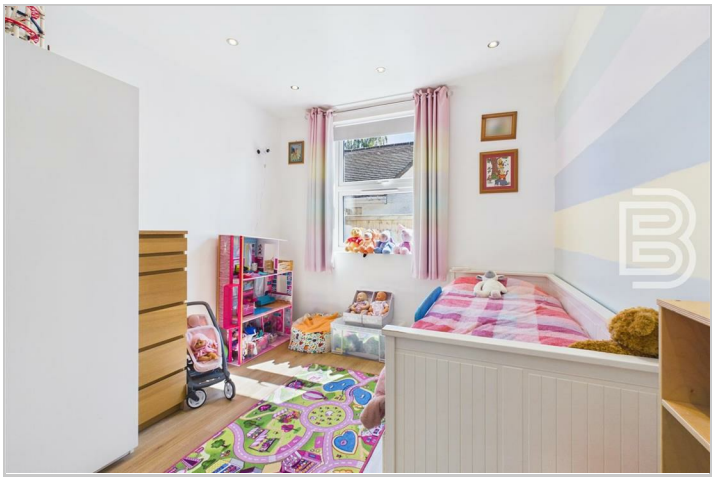
- Exterior Lighting: All outside areas feature external lighting managed via carefully
placed internal and external switching for safety and convenience.

- Gardens & Outbuildings: The private, south-facing rear garden is enclosed by timber
fencing with concrete posts. It features a slabbed patio, a dedicated hot tub area, and a
raised decking section. The garden also houses a 200 sq ft timber outbuilding (a former
stable structure measuring 20ft x 10ft) equipped with an independent electric
connection, making it suitable for workshop use, a home gym, or extensive storage.

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.

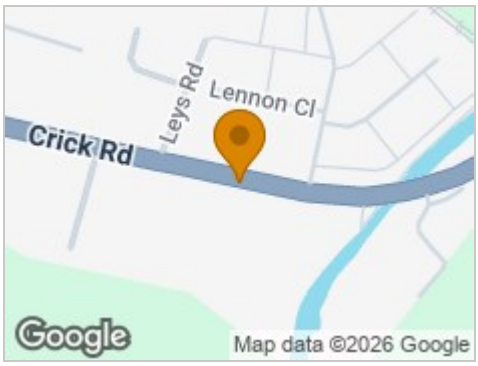








Road Map



Hybrid Map



Terrain Map



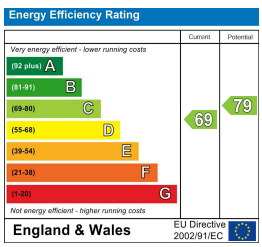
Floor Plan



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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