

**5 Timber Court  
Town Centre  
RUGBY  
CV22 5AZ**

**Offers Over £500,000**



- FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- REFITTED ENSUITE, BATHROOM AND SHOWER ROOM
- DESIRABLE LOCATION
- DETACHED FAMILY HOME
- OPEN PLAN REFITTED FAMILY KITCHEN/DINING
- THREE STOREY ACCOMMODATION
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

This FIVE bedroom EXECUTIVE detached family home which has been recently updated to include, newly fitted bathrooms and kitchen and a loft conversion providing a bedroom and shower room. Located in a cul de sac, just off Hillmorton Road, overlooking a green and close to the Great Central Nature Reserve, within easy reach of Rugby town centre. Transport links include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short drive and operates mainline services to London Euston and Birmingham New Street. There is nearby schooling for all ages, including Paddox Primary School, Lawrence Sheriff, Rugby High School for Girls, Ashlawn School, Bilton Grange, Princethorpe College and world famous Rugby School. In brief the accommodation comprises; entrance hall, lounge, study/dining room, open plan kitchen opening through to the conservatory/dining room, utility room, downstairs cloakroom, master bedroom with ensuite shower room, three further first floor bedrooms and a bathroom, with a fifth bedroom and shower room to the second floor. Externally there is off road parking to the front of the property for three cars, an integral garage, and an enclosed rear garden. This property additionally benefits from, upvc double glazing and gas radiator heating. Early viewing is highly recommended to appreciate this lovely home.

### **Accommodation Comprises**

Entry via double glazed hardwood entrance door into:

#### **Entrance Hall**

Window to front aspect. Stairs rising to first floor. Ceramic tiled floor. Alarm control panel. Slimline double panel radiator. Doors off to lounge, kitchen, cloakroom and garage.

#### **Study / Dining Room**

11'1" x 10'9" (3.40m x 3.30m)

Bay window to front aspect. Double panel radiator. Coving to ceiling. French doors opening into lounge. Wood effect vinyl floor covering.

#### **Lounge**

16'8" 11'1" (5.10m 3.40m)

Window to rear aspect. Feature fireplace with inset gas fire, stone hearth and timber surround and mantle. Slimline double panel radiator. Wood effect vinyl floor covering. Further large double panel radiator. Coving to ceiling.

#### **Kitchen**

14'9" x 12'1" (4.50m x 3.70m)

Refitted with a range of base and eye level units with roll top work surfaces and breakfast bar. 'Corian' sink unit with mixer tap over and tiled splash backs. Built in 'Hotpoint' dishwasher. 'Zanussi' four ring induction hob with extractor over. Recess for American style fridge/freezer. Built in electric oven and grill. Ceramic tile flooring. Spotlights. Window to rear aspect. Door to utility room. Opening through to conservatory area.

#### **Conservatory / Dining Room**

11'10" x 9'3" (3.61m x 2.84m)

Windows to rear and side aspects. Double doors opening to garden. Ceramic tile floor. Storage heater.

### **Utility Room**

Ceramic tile floor. Roll top work surfaces. 'Corian' sink with mixer tap over. Base and eye level cupboards. Space for a washing machine and tumble dryer. Slimline single panel radiator. Door to side.

### **Ground Floor Cloakroom**

Refitted with a suite to comprise; vanity unit with wash hand basin and low level w.c. Slimline double panel radiator. Ceramic tiled floor. Extractor fan.

### **First Floor Landing**

Stairs rising to second floor. Doors off to bedrooms and bathroom. Slimline double panel radiator.

### **Bedroom One**

13'1" x 11'1" (3.99m x 3.40m )

Window to front aspect. Built in double wardrobes. Double panel radiator. Coving to ceiling. Door to ensuite.

### **Ensuite Shower Room**

Refitted with a high gloss suite to comprise; double shower cubicle with rainfall mixer shower, vanity unit with inset wash hand basin and mixer tap over, and low level w.c. Chrome towel radiator. Tiled walls. Vinyl floor covering. Wall mounted, mirror fronted vanity unit. Frosted window to front elevation.

### **Bedroom Two**

11'1" x 10'6" (3.40m x 3.22m)

Window to rear aspect. Radiator. Coving to ceiling. Laminate floor covering.

### **Bedroom Three**

11'6" x 8'6" (3.52m x 2.60m)

Window to front aspect. Radiator. Laminate flooring. Space for wardrobes and storage units.

### **Bedroom Four**

9'2" x 8'6" (2.80m x 2.60m)

Window to rear aspect. Radiator. Laminate flooring. Space for freestanding wardrobes.

### **First Floor Bathroom**

Refitted with a high gloss suite to comprise; high backed bath with rainfall mixer shower, wall mounted hand basin and mixer tap over and storage beneath, and low level w.c. Chrome towel radiator. Wall mounted, mirror fronted vanity unit. Ceramic tiled floor. Tiled walls. Spotlights. Extractor fan. Frosted window to rear elevation.

### **Second Floor Landing**

Skylight window. Storage cupboard. Doors off to bedroom and shower room.

### **Bedroom Five**

22'4" x 12'5" (6.83m x 3.80m)

" Restricted Height" Four skylight windows. Two eaves storage cupboards. Radiator.

### **Second Floor Shower Room**

With refitted suite to comprise, tiled shower cubicle with mixer shower, wall mounted wash hand basin with vanity unit beneath, and low level w.c. Chrome heated towel rail. Tiled walls. Vinyl floor covering. Two skylight windows.

## **Externally**

### **Front Garden**

Off road parking. Area laid to lawn.

### **Integral Garage**

With power and lighting. Boiler. Hot water tank. Personal door into hallway.

### **Rear Garden**

Block paved area. Timber fencing to boundary. Side access. Mature shrubs and flowers. Feature pond. Mainly laid to lawn.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: Currently E

Energy Efficiency Rating: D









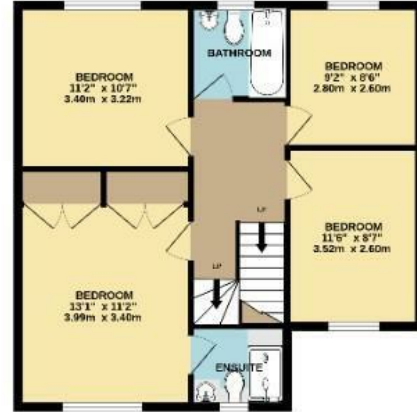




GROUND FLOOR  
649 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



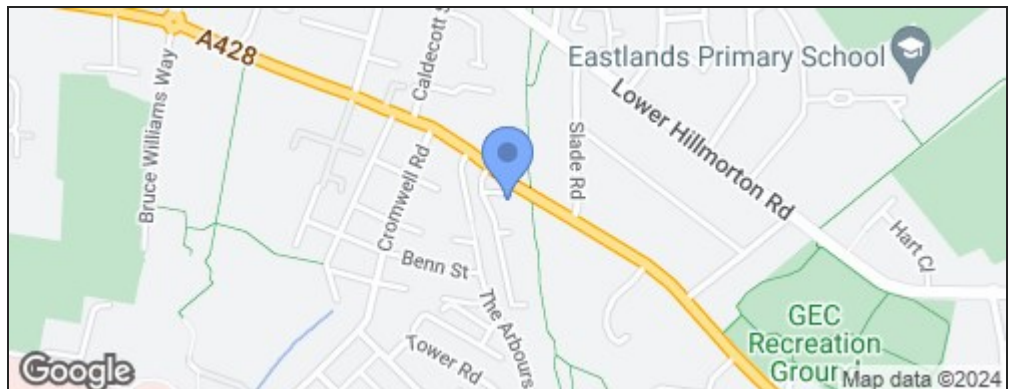
2ND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.