

**Lone Ash 132 Ashlawn Road
Hillmorton
RUGBY
CV22 5EP**

Guide Price £700,000



- **THREE DOUBLE BEDROOMS**
- **MODERN KITCHEN WITH NEFF APPLIANCES**
- **STUDY AND UTILITY ROOM**
- **GARDEN BAR ROOM**
- **DETACHED DOUBLE GARAGE**

- **INDIVIDUAL DETACHED FAMILY HOME**
- **SPACIOUS ORANGERY WITH UNDERFLOOR HEATING**
- **SEPARATE LOUNGE**
- **OFF ROAD PARKING FOR EIGHT CARS**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An individual detached house on Ashlawn Road, properties in this desirable area on this road do not come up for sale very often.

A beautifully presented, spacious, three double bed roomed, detached family home, located in the much sought after Ashlawn Road. This property has recently been updated and improved to a very high standard. The property benefits from newly refitted German kitchen and four piece ensuite bathroom, a beautiful orangery with underfloor heating, new boiler, pressurised system immersion heater, double garage, plenty of outdoor entertaining space, a purpose built bar, and established and well tended gardens. In brief the accommodation comprises; porch, entrance hall, lounge, orangery, kitchen/breakfast room, utility room, study, ground floor cloakroom, three double bedrooms, an ensuite bathroom and a shower room. Externally there is a large garden with fish pond, and outside entertaining areas, a double garage, ample off road parking for several vehicles and an electric car charging point. Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters. Early viewing is highly recommended to appreciate this lovely home.

Accommodation Comprises

Entry via hardwood door into:

Entrance Porch

Tiled floor. Windows to all sides. Glazed oak door with glazed side panels leading into:

Entrance Hallway

Alarm system. Dog leg staircase rising to first floor. Radiator. Doors off to cloakroom, study, lounge and kitchen.

Cloakroom

Low level w.c. with concealed cistern. Corner wash hand basin with tiled splashback. Radiator. Frosted window to front elevation.

Lounge

27'7" x 11'9" (8.41m x 3.60m)

Window to front. Two further windows to side of feature open fireplace. Oak flooring. Recessed spotlights. Two Television points. Opening through to orangery.

Orangery

20'5" x 11'10" (6.23m x 3.61m)

Flagstone flooring with underfloor heating. Two radiators. Timber doors to rear and side, opening to the garden. Feature recessed spotlights. Television point. Electric roof vent.

Office

Bespoke Neville Johnson fitted office. Radiator. Oak sliding doors leading to orangery.

Kitchen / Breakfast Room

22'10" x 14'4" (6.96m x 4.39m)

A refitted German kitchen with a range of base and eye level units with quartz work surface space incorporating a one and a half bowl sink with mixer tap over. Built in Neff oven and Neff multifunction oven. Neff induction hob. Neff glass extractor. Fridge/freezer. Further drinks fridge. Dishwasher. Television point. Breakfast bar with stools. Karndean flooring. Recessed spotlights. Radiator. Windows to front and rear. Skylight windows. Archway through to:

Utility Room

Fitted units with worksurface incorporating a stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and a tumble dryer. Wall mounted boiler. Karndean flooring. Frosted window to side. Upvc door to garden.

First Floor Landing

Picture window. Timber balustrade. Access to large loft space with ladder. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

12'9" x 11'9" (3.91m x 3.60m)

Window to front with wooden shutter blinds. Television point. Eaves storage. Door to ensuite. Amtico flooring.

Ensuite Bathroom

10'6" x 7'1" (3.21m x 2.18m)

Refitted with a modern suite to comprise; free standing bath, double shower cubicle with rainfall shower, low level w.c. and wash hand basin with vanity unit. Two heated towel rails. Frosted window to front with wooden shutter blinds.

Bedroom Two

Window to front with wooden shutter blinds. Radiator. Television point.

Bedroom Three

11'9" x 10'0" (3.60m x 3.05m)

Window to rear. Radiator.

Separate WC

Low level w.c. with concealed cistern. Radiator. Amtico Flooring. Frosted window to rear.

Shower Room

Quadrant shower cubicle. Pedestal wash hand basin. Heated towel rail. Airing cupboard. Tiled walls. Amtico flooring. Frosted window to rear elevation.

Front Garden

Block paved entrance. Wrought Iron fencing and electric gates opening to a large gravel drive providing off road parking for several vehicles. Car charging point. Area laid to lawn with shrub borders. Stone walling and wooden fencing to boundaries. Double wooden gates give access to the double garage and rear garden.

Garage

18'8" x 15'8" (5.71m x 4.80m)

A double garage with electric door. Power and light. Fully tiled anti slip flooring. Personal door to garden.

Garden Bar

12'9" x 6'11" (3.89m x 2.12m)

Of timber construction this purpose built bar has a drinks fridge, lighting and power points and a covered outdoor seating area.

Rear Garden

The large, well-tended rear garden has been designed to provide a variety of paved/patio areas and has a range of plants, shrubs and herbaceous borders. There is also a pond and a greenhouse. Enclosed by timber fencing.

Agents Note

Local Authority: Rugby

Council Tax Band: Currently Band F

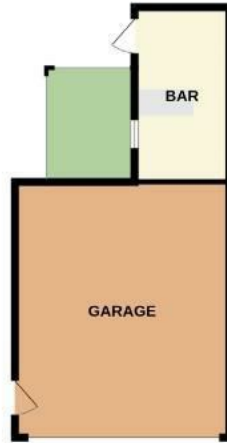
Energy Efficiency Rating: D







GROUND FLOOR

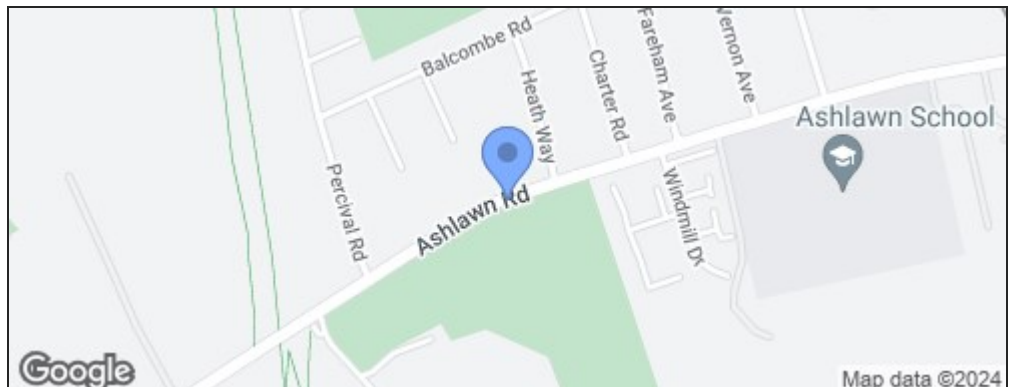


1ST FLOOR



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 | | | 75 |
| (55-68) D | 59 | | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.