

**17 Fellows Way
Hillmorton
RUGBY
CV21 4JP**

Guide Price £430,000



- **THREE DOUBLE BEDROOM**
- **COUNTRYSIDE VIEWS**
- **REFITTED ENSUITE AND BATHROOM**
- **CUL DE SAC LOCATION**
- **DETACHED FAMILY HOME**
- **EXTENDED AND REFITTED KITCHEN**
- **CLOSE TO POPULAR SCHOOLING**
- **A MUST VIEW PROPERTY**

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



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****Family Home with Countryside Views**** A beautifully presented and recently refurbished three bedroom detached family home with stunning views over open countryside. The property has been extended to create a large kitchen family dining area with new kitchen and Bifold doors leading to the south facing garden. The lounge has built in shelving units surrounding the media wall with a recess for the television. To the first floor are three double bedrooms, the master with a refitted ensuite and amazing views out over Rainsbrooke Valley. The family bathroom has also been refitted with a modern white suite. Externally there is off road parking for several vehicles, a detached tandem garage that has potential to turn into a home office or sun room. The south facing garden has an area laid to lawn and a large paved patio area. The property further benefits from gas central heating and double glazed windows.

Fellows Way is a quiet, tree lined cul de sac, situated in the heart of Hillmorton, a suburb of Rugby and forming much of the eastern side of the town. It is also located within the catchment for the well regarded Ashlawn Secondary School and various other primary schools such as Paddocks Junior School and Hillmorton Primary School. Ideally situated for a variety of beautiful countryside walks including The Old Great Central Railway. Early viewing is highly recommended.

Accommodation Comprises

Entry via upvc opaque part glazed front entrance door with glazed side panels into:

Entrance Hall

Stairs rising to first floor landing. Radiator. LVT wood effect flooring. Doors off to:

Cloakroom / WC

With suite to comprise wash hand basin with vanity unit and low level w.c. Coordinated part tiled walls. Opaque window to rear elevation.

Lounge

18'8" x 11'2" (5.7 x 3.41)

Window to front aspect. Box bay window to side aspect. Built in TV unit recess. Two built in shelving units.

Extended Kitchen / Dining / Family Room

18'8" x 20'5" (5.71 x 6.24)

Recently refitted with a range of base and eye level units. Roll top work surfaces incorporate an sink and drainer unit with mixer tap over. Built in 'Neff' double oven. Integrated fridge and freezer. Kitchen island with composite work surface and built in hob, a range of drawers and a breakfast bar. Recessed spotlights.

Dining / Family Area

Two vertical radiators. Window to front aspect. Bifold doors to side. Three skylight windows.

First Floor Landing

Opaque window to rear elevation. Access to loft space. Cupboard housing the gas central heating boiler. Doors off to bedrooms and bathroom.

Bedroom One

16'9" x 11'8" max (5.12 x 3.57 max)

Two windows to side aspect. Window to front aspect. Bult in wardrobes. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; quadrant shower cubicle with mixer shower, wall mounted wash hand basin and low level w.c. Recessed spotlights. Heated towel rail.

Bedroom Two

8'3" x 11'5" (2.53 x 3.5)

Window to side aspect. Radiator. Recessed spotlights.

Bedroom Three

10'3" x 8'7" (3.14 x 2.62)

Window to front aspect. Window to side aspect. Radiator.

Family Bathroom

With suite to comprise; panelled bath with mixer shower over, wall mounted wash hand basin and low level w.c. Recessed spotlights. Extractor fan. Heated towel rail. Ceramic tile flooring.

Front Garden

Driveway providing off road parking for several vehicles leading to:

Detached Garage

Tandem length with side door. Metal twin doors to the front. Power connected.

Side Gardens

Partially laid to lawn with large patio area. Timber panel fencing and hedgerows to boundaries. Open views to the fields behind. The other side of the property is laid to white pebbles and provides further off road parking.

Agents Note

Local Authority: Rugby

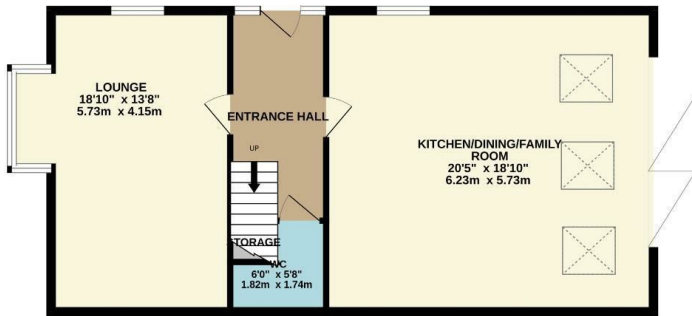
Council Tax Band: E

Energy Efficiency Rating: C

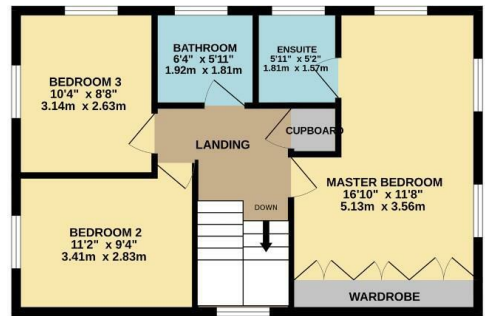




GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



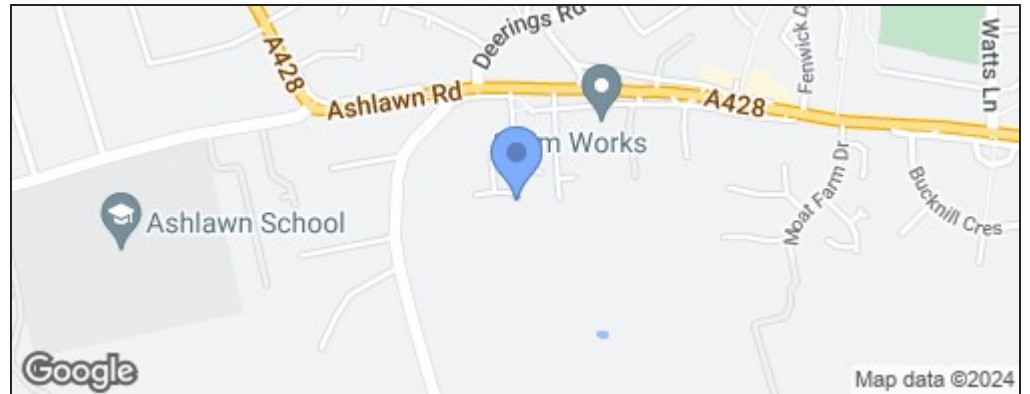
1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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		72	83
(55-68) D			
(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.