

**11 Hoskyn Close
Hillmorton
RUGBY
CV21 4LA**

Guide Price £400,000



- **FOUR BEDROOM DETACHED BUNGALOW**
- **GARAGE AND OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **NO ONWARD CHAIN**

- **ENSUITE SHOWER ROOM**
- **SEPARATE LIVING ROOM AND DINING ROOM**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached bungalow located in the ever popular area of Hillmorton, offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, utility room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. This property additionally benefits from gas radiator central heating, upvc double glazing, a generous garden, off road parking and a large garage. 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.

Accommodation Comprises

Entry via covered entrance with opaque part glazed door into:

Hallway

Storage cupboard. Radiator. Doors off to lounge, bedrooms and bathroom.

Lounge

Double glazed window to front. Double glazed sliding patio door to rear. Feature brick fireplace. Coving to ceiling. Radiator. Glazed doors into:

Dining Room

Double glazed window to front. Radiator. Door to:

Kitchen

Fitted with a range of base and eye level units. Work surface space with stainless steel sink unit. Tiled splash backs. Space for a cooker. Space for a fridge/freezer. Double glazed window to rear. Door to:

Utility

Roll edge work surface with inset stainless steel sink and mixer tap over. Base unit. Space and plumbing for a washing machine. Radiator. Door to rear.

Bedroom One

Double glazed window to both sides. Built in wardrobes. Coving to ceiling. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle, pedestal wash hand basin, and low level w.c. Obscure double glazed window to side. Radiator.

Bedroom Two

Double glazed window to the front. Radiator.

Bedroom Three

Double glazed window to the side. Radiator.

Bedroom Four

Double glazed window to the side. Radiator.

Bathroom

With suite to comprise; vanity inset wash hand basin, low level w.c. and panelled bath with shower over. Radiator. Obscure double glazed window to rear.

Front Garden

Driveway providing off road parking for several vehicles and leading to garage.

Garage

With electric roller shutter door. Power and lighting connected. Timber door to garden.

Rear Garden

Mainly laid to lawn with a variety of shrubs and trees. Brick wall, hedges and fencing to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: F

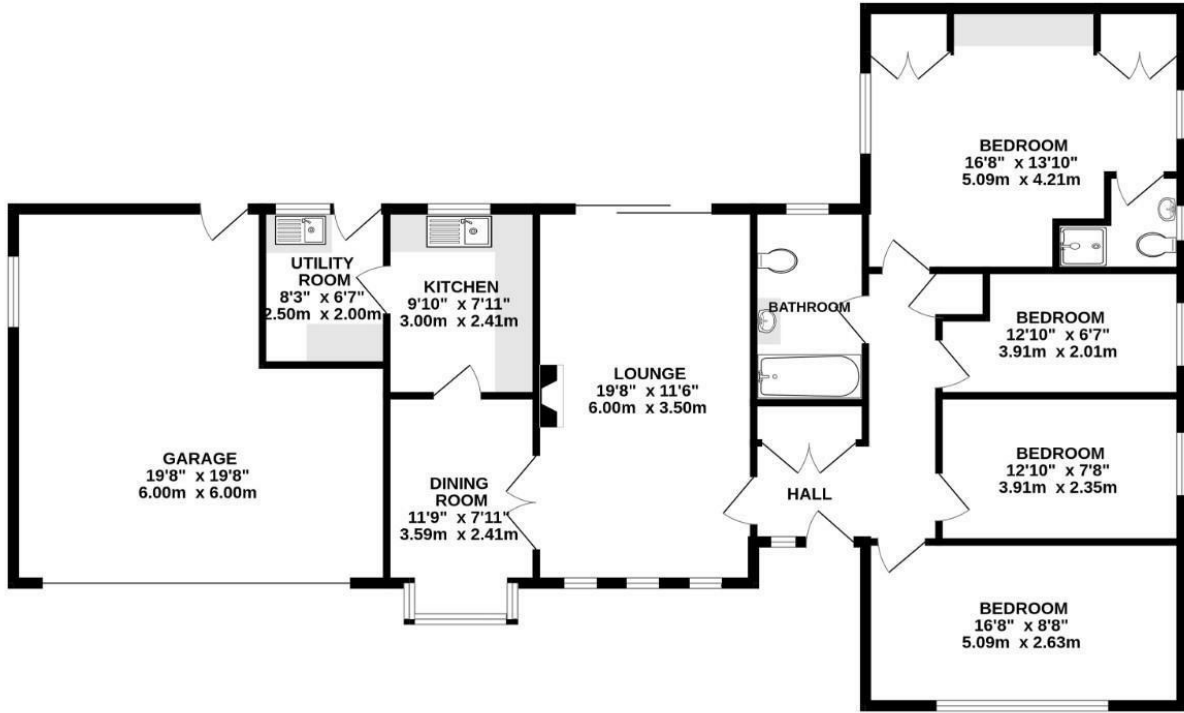
Energy Efficiency Rating:





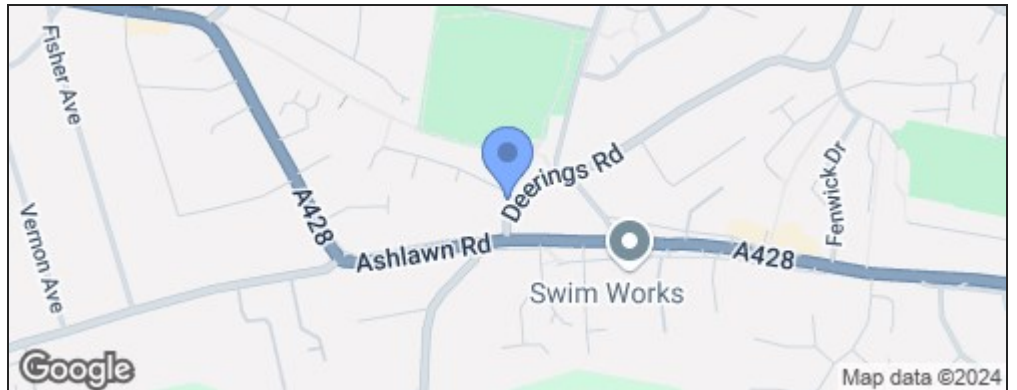


GROUND FLOOR
1493 sq.ft. (138.7 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.