

**18 Deacon Close
Hillmorton
RUGBY
CV22 5AQ**

Guide Price £425,000



- **FOUR BEDROOM DETACHED**
- **ECO FRIENDLY PROPERTY**
- **OWNED SOLAR PANELS AND EV CHARGER**
- **SOUTH FACING GARDEN WITH COUNTRYSIDE VIEWS**
- **VIEWING HIGHLY RECOMMENDED**
- **NO ONWARD CHAIN**
- **INTEGRAL GARAGE AND OFF ROAD PARKING**
- **ENSUITE FACILITIES**
- **GOOD CONDITION**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to offer for sale this fantastic four bedroom detached family home. Situated within a quiet cul de sac and occupying an enviable plot with stunning views of countryside to the rear aspect,

This beautifully presented home has been particularly well kept and improved by the current owner.

In brief the accommodation which is set over two floors includes a welcoming entrance hall, sitting room, separate dining room, kitchen breakfast room and a ground floor WC. The first floor includes a family bathroom and four double bedrooms with fitted wardrobes and a master en suite shower room.

Externally the property offers a pretty front garden with parking for three cars and access to the integrated garage. The stunning south facing rear garden has been particularly well tended and includes a paved patio area, good size lawned space and a variety of well stocked plants and shrubs.

Additionally the property benefit's from solar panels & solar water tank which are fully owned and contribute significantly to the energy costs of the home.

Viewings for this property are strictly by appointment with Horts.

Location

Deacon Close is situated off Hillmorton Road on the edge of beautiful countryside in a very popular suburb of Rugby, Hillmorton forms much of the eastern half of the town. Sovereign Close falls within catchment for both Hillmorton Primary School and Ashlawn Secondary School.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 49 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, Ashlawn Road is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

Accommodation Comprises

Entry via partly glazed hardwood door into:

Entrance Hall

Stairs rising to first floor. Slate tiled floor. Radiator. Understairs storage cupboard. Coving to ceiling. Central heating thermostat control. Door to garage. Doors to:

Kitchen / Breakfast Room

15'10" x 9'7" (4.83m x 2.94m)

Fitted with a range of base and wall mounted units. Work surface space incorporating a ceramic butler sink with mixer tap over. Slate tiled floor. Glass splashbacks. Spotlights. Radiator. Fully glazed twin upvc doors to rear garden.

Dining Room

10'7" x 10'2" (3.25m x 3.11m)

Window to front aspect. Wood laminate floor covering. Radiator.

Lounge

15'1" x 12'0" (4.62m x 3.66m)

Feature fireplace. Sliding patio doors to rear garden. Wood laminate floor covering. Two radiators. Coving to ceiling.

Cloakroom / WC

With low level w.c. and wall mounted wash hand basin. Tiling to splash areas. Slate tiled floor. Radiator. Frosted window to side elevation.

First Floor Landing

Cupboard housing hot water cylinder heated from solar panels. Access to loft space. Cupboard housing hot water cylinder and controls for solar panels. Doors off to:

Bedroom One

13'4" x 13'1" (4.08m x 4.00m)

Built in double wardrobe. Window to front aspect. Wood laminate floor covering. Radiator. Door to:

Ensuite

With suite to comprise; shower cubicle with mixer shower, pedestal wash basin and low level w.c. Tiling to splash areas. Tiled floor. Chrome radiator. Shaver point. Extractor fan. Frosted window to side elevation.

Bedroom Two

12'10" x 9'1" (3.93m x 2.77m)

Built in double wardrobe. Window to rear aspect. Wood laminate floor covering. Radiator.

Bedroom Three

11'10" x 9'1" (3.63m x 2.77m)

Built in double wardrobe. Window to rear aspect. Wood laminate floor covering. Radiator.

Bedroom Four

8'7" 7'7" (2.64m 2.32m)

Built in single wardrobe. Window to front aspect. Wood laminate floor covering. Radiator.

Family Bathroom

With three piece suite to comprise; panelled bath with mixer shower and electric shower over, inset wash hand basin and low level w.c. with concealed cistern. Tiled floor. Tiling to splash areas. Extractor fan. Frosted window to side elevation. Chrome radiator.

Externally

Front Garden

Laid to lawn with pathway to entrance. Shrub borders. Driveway providing off road parking. Electric car charging point.

Integral Garage

17'2" x 7'10" (5.25m x 2.40m)

Up and over style door. Service door into hallway.

Rear Garden

South facing garden. Paved patio area. Mainly laid to lawn. Hall trellis. Shrubs. Brick built BBQ. Views to the rear. Private side and rear access.

Agents Note

Local Authority: Rugby

Council Tax Band: E

Energy Efficiency Rating: B

Further Information

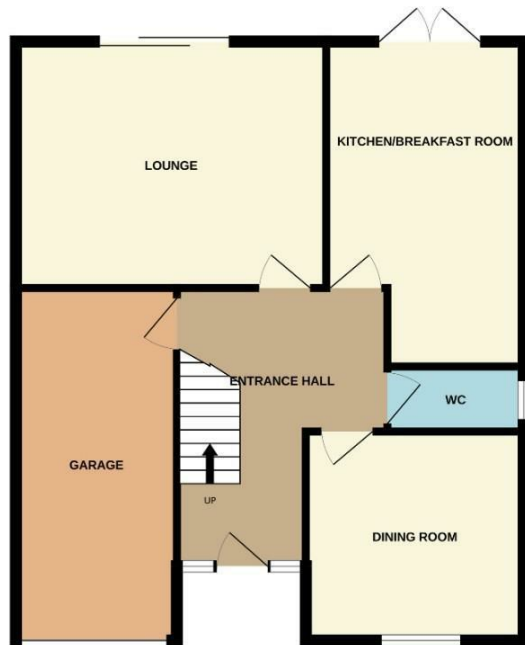
The vendor advises that the estimated annual generation kWh from the solar panels is 2495.00 and will provide considerable savings on the electric bills in spring/summer.



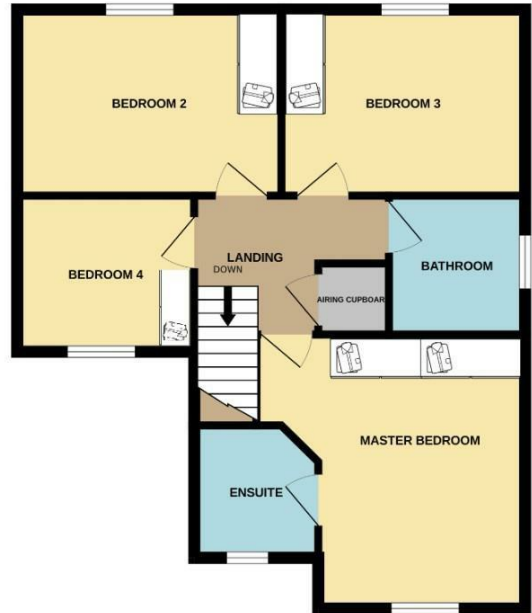




GROUND FLOOR



1ST FLOOR

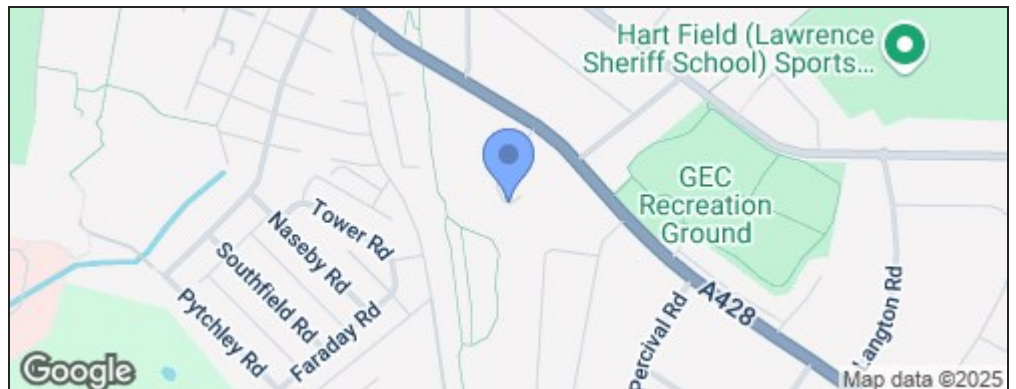


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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	

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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.