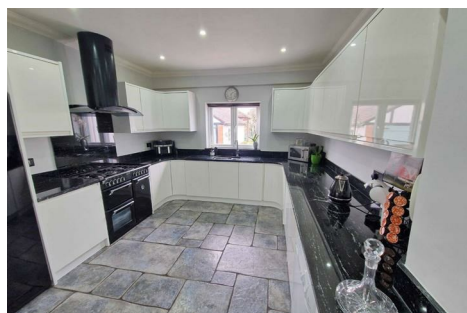


**16A Heath Way
Hillmorton
RUGBY
CV22 5JA**

£495,000



- **FOUR BEDROOM**
- **FITTED KITCHEN/DINER**
- **GROUND FLOOR W.C.**
- **TWO FIRST FLOOR BEDROOMS**
- **OFF ROAD PARKING AND LARGE REAR GARDEN**

- **DETACHED HOME**
- **LOUNGE AND CONSERVATORY**
- **TWO GROUND FLOOR BEDROOMS**
- **ENSUITE SHOWER ROOM AND BATHROOM**
- **ENERGY EFFICIENCY RATING D**

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 bring to the market this immaculately presented four bedroom detached home located in the popular residential area of Hillmorton.

****OFFERED WITH NO ONWARD CHAIN****

In brief the accommodation comprises; entrance hall, fitted kitchen/diner with built in appliances, lounge, conservatory, a cloakroom/w.c., and two bedrooms to the ground floor. To the first floor there is a main bedroom with ensuite shower room, a fourth bedroom, and a family bathroom. This property also benefits from upvc double glazing and gas radiator heating throughout. Externally to the front there is off road parking, to the rear is an established garden with large patio, and a covered seating area, ideal for al fresco dining.

Ideally located for access to a variety of shops and schooling for all ages. 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 internal inspection is recommended and the property is offered with no onward chain.

Accommodation Comprises

Entry via glazed composite entrance door into:

Entrance Hall

Stairs rising to first floor. Radiator. Storage cupboard.

Lounge

17'7" x 13'2" (5.38m x 4.02m)

Radiator. Engineered wood flooring. French doors with glazed side panels opening to the conservatory.

Kitchen / Diner

24'10" x 11'9" (7.59m x 3.60m)

Fitted with a range of base and eye level units. Granite work surface space incorporating a sink and drainer unit with mixer tap over. Range cooker with extractor over. Integrated washing machine and dishwasher. Space for a tumble dryer. Space for a fridge/freezer. Radiator. Shoe store. Window to rear. Door to side.

Conservatory

13'2" x 11'1" (4.02m x 3.40m)

Fully glazed. French doors opening to garden.

Ground Floor W.C.

With suite to comprise; low level w.c. and wall mounted wash hand basin with tiled splashback. Chrome heated radiator.

Bedroom Two

12'9" x 10'9" (3.91m x 3.30m)

Bay window to front aspect. Two radiators.

Bedroom Three

10'10" x 10'9" (3.31m x 3.30m)

Bay window to front aspect. Window to side aspect. Built in wardrobe. Storage cupboard. Cupboard housing boiler. Radiator.

First Floor Landing

Two velux windows. Airing cupboard. Access to loft space.

Bedroom One

14'7" x 12'10" (4.47m x 3.92m)

Window to rear aspect. Built in wardrobes. Access to eaves storage. Door to:

Ensuite Shower Room

With suite to comprise; double shower cubicle with electric shower, wash hand basin, and w.c. Velux window. Chrome heated towel rail. Extractor.

Bedroom Four

10'9" x 7'10" (3.29m x 2.40m)

Window to front aspect. Built in wardrobe. Access to eaves storage. Radiator.

Bathroom

With suite to comprise; bath with electric shower, wash hand basin and low level w.c. Velux window. Extractor fan.

Front Garden

Pathway to entrance. Off road parking for four cars. Brick wall and fencing to boundaries.

Rear Garden

Mainly laid to lawn with large patio area. Sun structure. Borders planted with a variety of plants and shrubs. Trees at the bottom. Fencing to sides. Gated pedestrian side access.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D

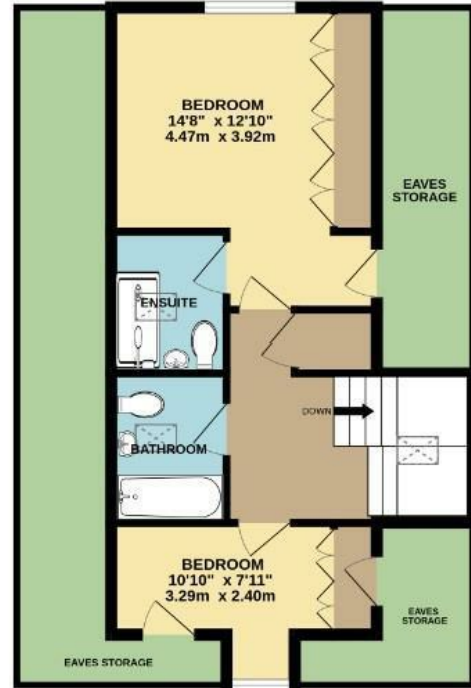
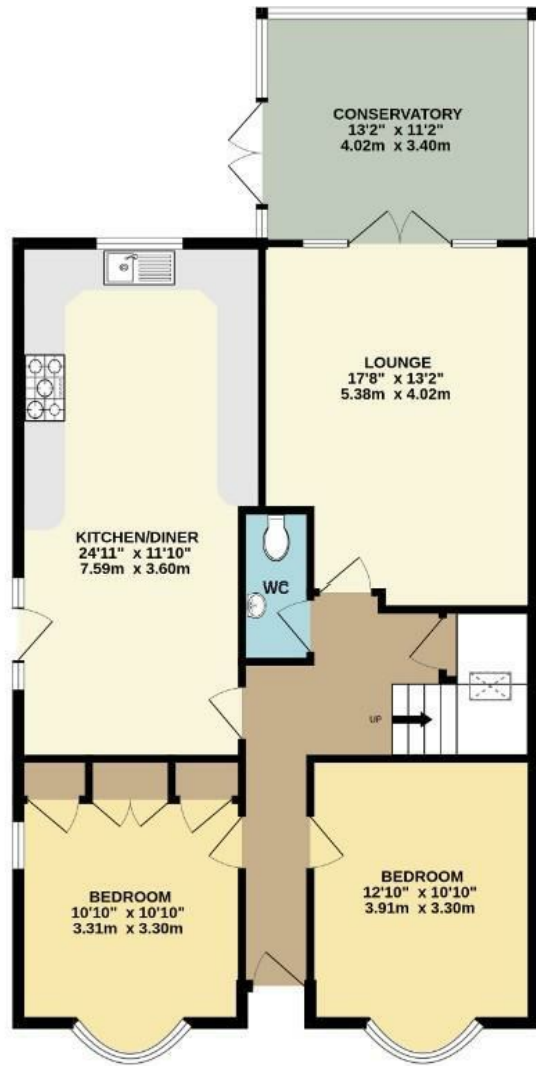






GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.

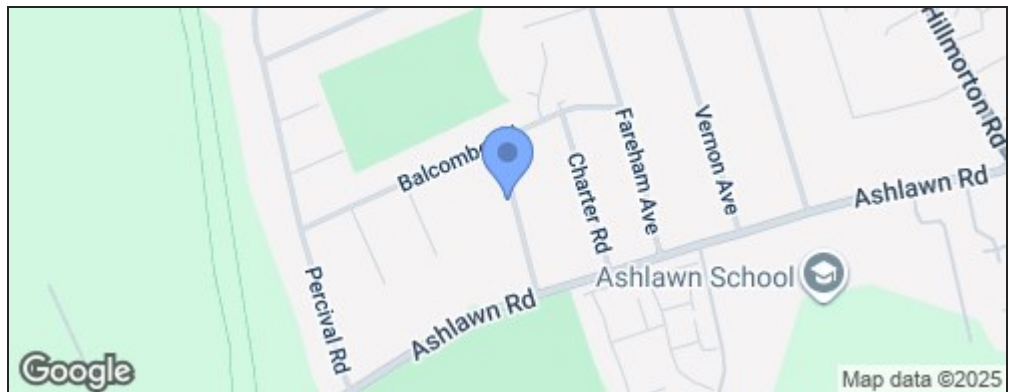
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.