



Scan me to get a **detailed property report & valuation** on your house!



Deacon Close, Hillmorton
Offers In Excess Of £460,000

complete 
ESTATE AGENTS

Deacon Close, Hillmorton, Rugby

Complete Estate Agents are pleased welcome this loveley property in Deacon Close, Rugby - a charming property that offers the perfect blend of comfort and convenience. This detached house, built in 1990,s, boasts a brand-new boiler, 3 reception rooms and 4 bedrooms, providing ample space for all your needs.

One of the highlights of this property is the detached double garage, offering not only parking for 5 vehicles but also additional storage space. Imagine the convenience of never having to worry about parking again!

The established garden is a tranquil oasis where you can unwind after a long day or entertain guests on a sunny afternoon. The quiet location ensures peace and privacy, allowing you to escape the hustle and bustle of everyday life. Located close to Rugby Town Centre, you'll have easy access to a range of amenities, including shops, restaurants, and entertainment options. Whether you're looking to explore the town or simply run errands, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home - a perfect blend of comfort, convenience, and tranquillity in the heart of Rugby.

Entrance Hall 14'8" x 7'3" (4.48 x 2.23)

Entered via glazed door. Doors to

Cloakroom

Low flush wc. Hand Wash hand basin. Radiator. Window to side.

Kitchen 11'0" x 9'11" (3.37 x 3.04)

Fully fitted with an array of base cupboards and drawers. Sink unit. Plumbing for an automatic dishwasher. Built in electric fan assisted double oven with gas hob and extractor above. Tiled splash areas. Tiled floor. Window to rear.

Utility Room 7'5" x 5'5" (2.28 x 1.66)

Sink unit with cupboards under. Tiled floor. Plumbing for an automatic washing machine. Door to side.



Lounge 16'1" x 14'4" (4.91 x 4.37)

Adam's style wood fire surround with inset gas fire. Sliding patio doors

Study 9'11" x 8'9" (3.03 x 2.69)

Radiator. Window to front.

Dining Room 14'0" x 9'1" (4.27 x 2.79)

Radiator. Window to front.

First Floor Landing

Storage cupboard.

Main Bedroom 12'9" x 12'8" (3.91 x 3.88)

Radiator. Window to rear.

En Suite

Glazed shower enclosure. Fitted shower. Low flush WC. Wash hand basin. Pedestal wash hand basin. Radiator.

Bedroom Two 12'5" x 9'10" (3.79 x 3.02)

Radiator,. Window to rear

Bedroom Three 9'3" x 9'2" (2.82 x 2.81)

Radiator. Window to front

Bedroom Four 8'7" x 9'1" (2.63 x 2.77)

Radiator. Window to front.

Family Bathroom

Panelled bath with shower above. Wash and basin with storage under. Low flush wc. Tiled splash areas. Radiator. Window to side.

Outside Rear Garden

A mature rear garden well stocked with shrubs and maturing bushes. Paved patio from the lounge leading to a lawned area with further circular patio. Leading through to a further garden area behind and to the side of the double garage. The garden is surrounded in maturing trees and bushes. Fully enclosed by timber fencing.

Front Garden

Gravel and shrub borders. Paved path to front.

Detached Double Garage

Entered via two single up and over doors. Useful loft storage. Power and light connected.

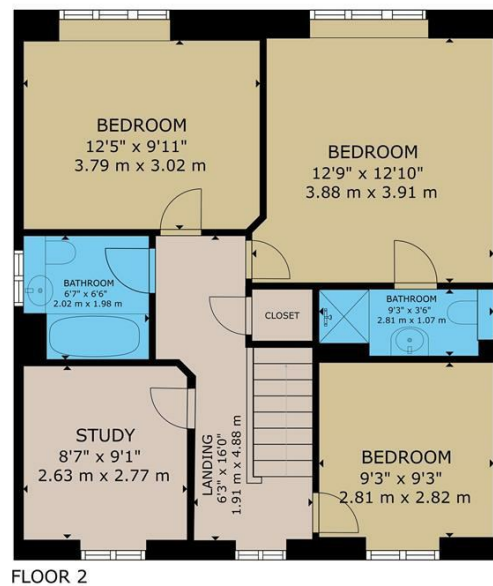
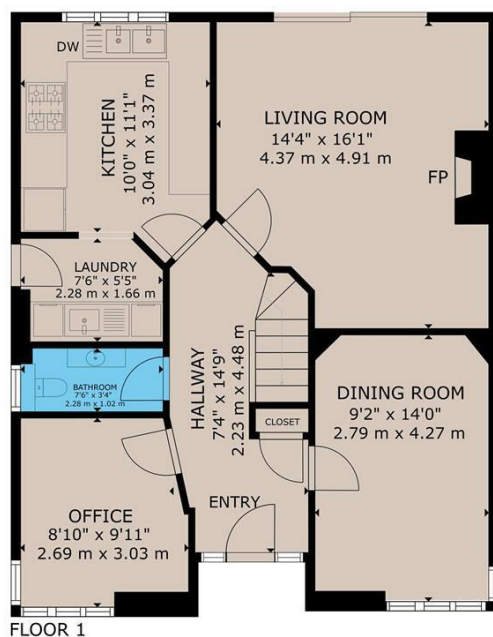
**About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

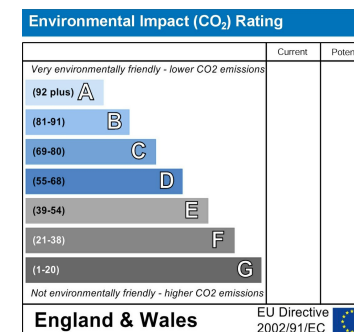
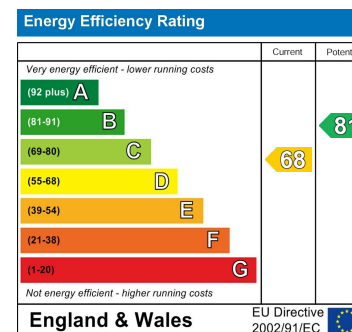
borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
FLOOR 1: 735 sq. ft, 68 m²; FLOOR 2: 690 sq. ft, 64 m²
TOTAL: 1425 sq. ft, 132 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS