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Dyson Close, Hillmorton
Asking Price £425,000

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Dyson Close, Hillmorton, Rugby

Nestled in the charming neighbourhood of Hillmorton, Rugby, this delightful semi-detached house on Dyson Close offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are welcomed into a spacious living room with a log burner. Through to the kitchen that serves as the heart of the home. This inviting area is perfect for both entertaining guests and enjoying family meals. The property boasts two reception rooms, providing additional space for relaxation or study, ensuring that everyone can find their nook to unwind. The convenience of a downstairs WC and a utility room adds to the practicality of this home, making daily chores and guest visits a breeze. The en suite bathroom in the master bedroom offers a private retreat, enhancing the overall appeal of this well-designed property. Outside, the property features parking for up to four vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike. In summary, this four-bedroom semi-detached house on Dyson Close is a wonderful opportunity for those looking to settle in a vibrant and welcoming part of Rugby. With its spacious layout and thoughtful features, it is sure to meet the needs of modern living. Don't miss the chance to make this lovely house your new home.

Entrance porch 7'4" x 3'5" (2.23 x 1.05)

Enter via a upvc door with a window above and door into garage.

Lounge 16'4" x 17'8" (4.99 x 5.391)

Large upvc double glazed bay to front aspect. Feature fireplace with inset log burner. Wall lights. T.V aerial point, telephone point. Door to under-stairs storage cupboard. Designer radiator. Wood flooring. Door into:

Family Room 14'7" x 9'5" (4.45 x 2.88)

Wood flooring. Upvc double glazed french doors to garden. Designer radiator.

Dining Room 16'4" x 11'8" (4.99 x 3.58)

Designer column radiator. Wood flooring



Kitchen 11'7" x 13'5" (3.54 x 4.10)

An impressive kitchen and the centerpiece of the property. Modern bright units with granite worktops. Feature centre island with inset induction hob. Eye level units with space for an American style fridge/freezer. Fan-assisted electric double oven. Built-in dishwasher. Belfast style sink with kettle boiling hot water tap.. Bi-fold doors to rear garden.

Downstairs w.c

Low flush w.c, handbasin with tiled splash back.

Utility Room 7'3" x 4'11" (2.22 x 1.51)

Plumbing for an automatic washing machine. Storage units.

First Floor Landing

Access to boarded loft with pull down ladders. Light and power. Airing cupboard housing the 'Vaillant' combi boiler. Doors leading to:

Bedroom One 10'7" x 12'4" (3.23 x 3.77)

Two upvc double glazed window to front. T.V aerial point. Radiator. Wood flooring

En Suite

Low flush WC. Wash hand basin. Shower with glazed screen. Tiled splash areas.

Walk in Wardrobe

Bedroom Two 11'8" x 9'6" (3.58 x 2.91)

Upvc double glazed window to rear overlooking the garden. Radiator.

Bedroom Three 9'6" x 12'0" (2.91 x 3.68)

Upvc double glazed window to front. Radiator. Built in wardrobe.

Bedroom Four 18'1" x 8'2" (5.52 x 2.50)

Two double-glazed windows to front. Radiator. Built in wardrobe.

Family Bathroom 7'8" x 5'6" (2.36 x 1.69)

Contemporary suite with panelled bath with glazed screen with shower over. Wash hand basin with storage under. Tiled splash areas. Window to rear.

Rear Garden

The enclosed and well-kept rear garden comprises a decked, paved patio area to the immediate rear with the remainder being laid to lawn. Flower and shrub borders with timber edging. Timber pergola. Enclosed by timber fencing. Decking to rear with timber shed.

Front

Block pavior drive with off road for 4/5 vehicles.

Garage 10'7" x 9'7" (3.24 x 2.93)

Access from utility and door to front. Ideal for storing bikes and garden furniture etc.



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.

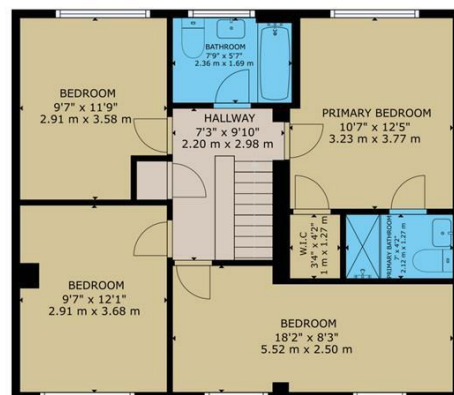
Rugby Borough Council



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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 850 sq ft, 78.97 m²; FLOOR 2: 678 sq ft, 62.96 m²
EXCLUDED AREAS: GARAGE: 97 sq ft, 9 m²
TOTAL: 1528 sq ft, 141.93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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