



Kingsley Avenue, Hillmorton
Offers Over £369,950

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ESTATE AGENTS

Kingsley Avenue, Hillmorton, Rugby

Complete Estate Agents are delighted to welcome to the market a well presented four/five bedroom semi detached home located in the heart of sought after Hillmorton and on a generous corner plot. The property is within walking distance of local shops, local primary and secondary schools, town centre and all motorway/transport links. The property comprises of entrance hall, lounge, family room, dining area, downstairs wc and breakfast kitchen. Upstairs there are four good size double bedrooms, family shower room, master bedroom is a very generous size with a modern high specification ensuite bathroom and separate walk in dressing room which could be used as a dressing room, study or bedroom five. There is a block paved driveway to the front with parking for multiple vehicles and garden to the rear with a detached garage. Viewing is essential to appreciate this property.

Entrance Hall

Wooden effect flooring, wall mounted radiator, stairs to first floor, under stairs smart storage space for coats and shoes, under stairs cupboard currently used as office space and doors to all rooms.

Downstairs WC

Low level wc, wash hand basin, double glazed window to rear.

Lounge 14'7" into bay x 15'2" (4.46 into bay x 4.64)

Double glazed bay window to the front, radiator, laminate flooring, side lights and led ceiling spotlights.

Separate Dining/Family Room 25'3" into bay x 11'10" max (7.71 into bay x 3.62 max)

Double glazed bay window to front with window seat and storage underneath, wooden effect flooring throughout, two wall mounted radiators and double glazed bi-fold doors into garden.



Breakfast Kitchen 9'2" x 18'6" (2.81 x 5.64)

Having a range of base, drawer and wall units with worktops over, integral gas hob and oven with overhead extractor unit, double glazed window to garden, double glazed patio doors to garden, sink with drainer, tiling to splash back areas, storage cupboard housing boiler, space and plumbing for washing machine and dishwasher, breakfast bar and radiator.

Landing

Doors to all rooms.

Master Bedroom 15'1 x 15'2 (4.60m x 4.62m)

Double glazed window to front, three mirror front wardrobes, radiator, led touch side lights, google enabled lighting and light switch.

Modern Ensuite Bathroom

Vanity wash hand basin with anti mist mirror fronted cabinet, low level wc, multi jet colour changing spa bath, tiling throughout, tiled flooring throughout, wifi enabled mains shower with double shower cubicle, underfloor heating and extractor unit.

Walk in Dressing Room/Bedroom 5 8'1 x 5'7 (2.46m x 1.70m)

Double glazed window to rear and radiator.

Bedroom Two 12'0" x 11'10" into bay (3.66 x 3.62 into bay)

Double glazed window to front, wardrobes and radiator

Bedroom Three 12'8" x 9'10" (3.88 x 3.01)

Double glazed window to rear, quadruple mirror front wardrobes, color changing Alexa enabled led lighting and radiator.

Bedroom Four 9'6" x 7'11" (2.92 x 2.43)

Double glazed window to rear and radiator.

Modern Family Shower Room

Low level wc, wash hand basin, heated towel rail, shower cubicle with electric shower unit, tiling throughout and tiled flooring.

Rear Garden

Decked patio area, laid mainly to lawn with established trees, shrubs and shale borders, side gated access to front, gravelled area leading detached garage and fencing to all sides.

Detached Single Garage

Brick built detached garage with up and over door, lighting and power.

Driveway

Block paved driveway to front with parking for multiple vehicles.



About Rugby

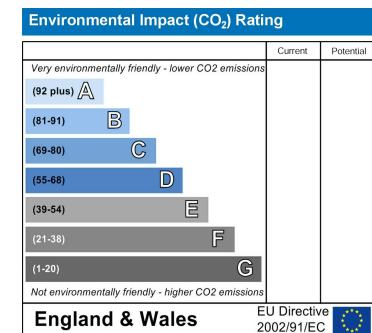
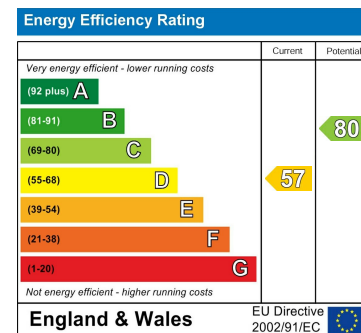
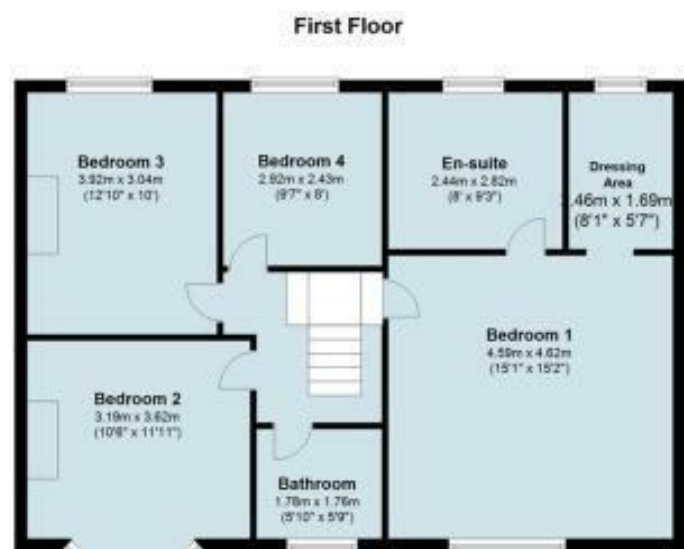
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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

Council Tax Band

Council Tax Band D payable to Rugby Borough Council

Rugby Borough Council

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



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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