



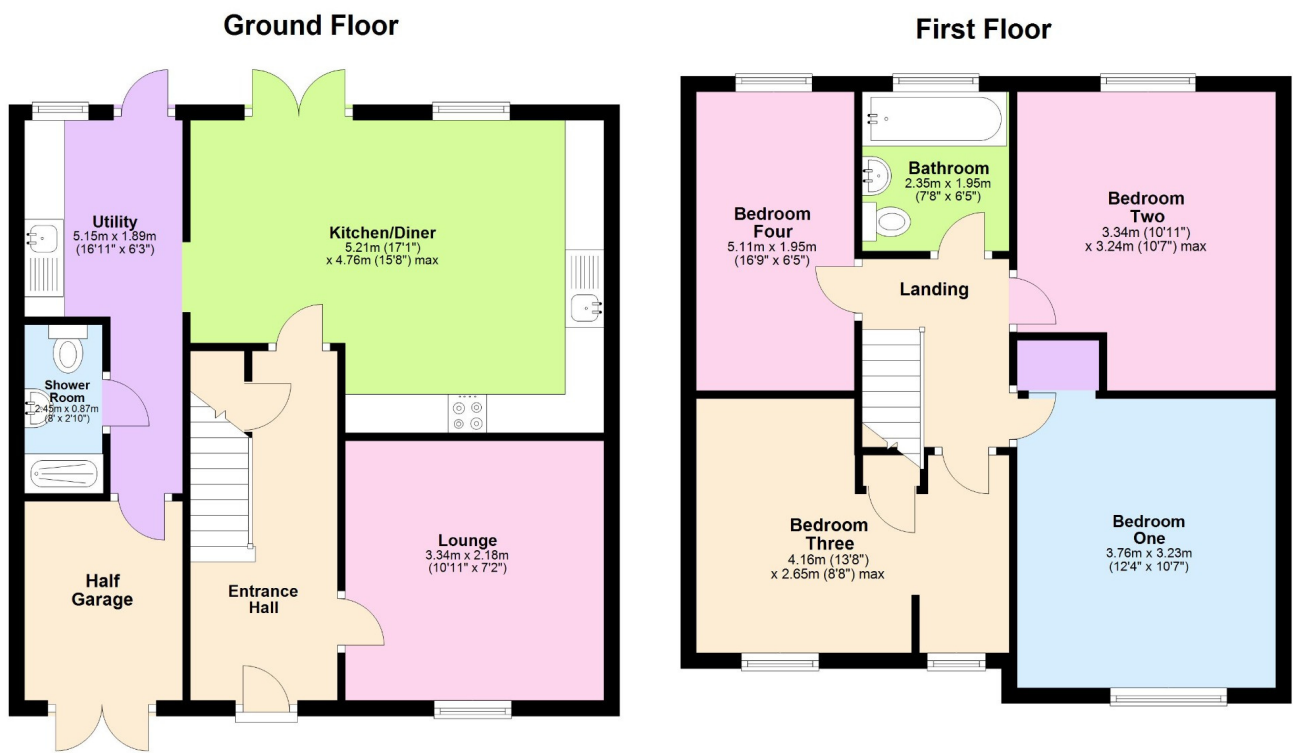
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Hillmorton



4 Bedrooms | 2 Bathrooms | 1 Reception Room | No Upper Chain



LOCAL PROPERTY EXPERT AMANDA LOYDALL



 01788 220 162

 07788 122675

 amanda@campbell-online.co.uk










We would like to express our 100% satisfaction on choosing Campbells to sell our property in Rugby. Amanda and Sian made an amazing team. A real credit to Campbells. We found Amanda very personable with a wealth of knowledge, and Sian had both impeccable communication and persistence. They really helped to drive the sale through, for which we are extremely grateful. We look forward to hopefully doing business again soon! Keep up the amazing work.

BY: Santon and Sam, Rugby - 8th February
ABOUT: Amanda and Sian



8 DEANE ROAD, HILLMORTON

RUGBY, CV21 4NZ

-  Highly Sought After Location in Hillmorton, Rugby
-  Lovely Open Plan Kitchen/Diner
-  Driveway For Two Vehicles
-  Utility Room and Downstairs Shower Room
-  Part Converted Garage
-  Just Over 1000 Sq.ft
-  Low Maintenance South Facing Garden
-  Four Large Bedrooms
-  Very Good Condition

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom Semi-Detached Property for Sale in Hillmorton, Rugby, Warwickshire.

LOCATION

The location of this house is highly sought after, situated in the charming Hillmorton area of Rugby. You'll find yourself in close proximity to excellent local schools, shops, restaurants, and recreational facilities. With easy access to transport links and major road networks, commuting or exploring the surrounding areas from here is a breeze.

Hillmorton is always a popular area, and this property offers a great opportunity for someone - it won't be round for long!



Welcome to this delightful and spacious four bedroom house located on Deane Road in the sought-after area of Hillmorton, Rugby. Offering a perfect blend of comfort, convenience, and style, this property is ideal for families looking for a new home. Spanning just over 1000 sq. ft., this home boasts four double bedrooms, making it perfect for growing families or those seeking versatile living spaces. The property overall has been very well maintained and is presented in very good condition throughout. The highlight of this home is the impressive two-storey extension, which has transformed the living space into a lovely open-plan kitchen/diner. This inviting area, complete with in-built Bluetooth ceiling speakers, seamlessly connects to the low-maintenance south-facing garden, offering an ideal setting for gatherings and entertaining. Thoughtful design elements are evident throughout the property. A separate utility room and downstairs shower room provide added convenience, while the part-converted garage, accessible from within the house, offers further versatile usage options. Upon entering the property, you'll be greeted by a warm and inviting hallway leading to a generously sized reception room. The hallway then leads onto what is one of the main highlights of this property which is the well-appointed open plan kitchen/diner.

Designed for modern living, this space offers a fantastic setting for meals and gatherings. The kitchen boasts ample storage, appliances, and sleek countertops. This property features four spacious bedrooms, providing plenty of space for everyone in the family. All the bedrooms are neutrally decorated and benefit from large windows, ensuring a bright and airy atmosphere throughout. The master bedroom is particularly a great size and even has a work space. Another standout feature of this property is the large utility room, which adds convenience and functionality to the household chores. In addition, the downstairs shower room is an added bonus for busy mornings or accommodating guests. The house has been thoughtfully extended to just over 1000 sq. ft, offering ample space for all your needs. The part-converted garage provides extra flexibility, you could choose to convert it further into a home office, playroom, or additional storage space. The low maintenance South facing garden is perfect for enjoying sunny days, with plenty of space for children to play or for hosting barbecues and garden parties. The wooden covered area could be turned into something really special too. This property also benefits from a driveway that can accommodate two vehicles, providing convenient off-street parking.



Council Tax: Band C EPC: Rating C

“This property is available with no upper chain and the sellers are looking to move quickly making it ideal for anyone looking to move by the summer.”