



## 5 Edgecote Close Hillmorton, Rugby, CV21 4JU

DO NOT MISS THIS STUNNER with STATE OF THE ART SOLAR PANEL ENERGY SYSTEM. EXTENDED, REFURBISHED and IMMACULATE. This outstanding family home has it ALL.

Boasting a 'WRAPAROUND' side & rear ground floor EXTENSION, creating a stylish, spacious and versatile property with entrance porch and hallway, large living room with feature media wall.

A stunning refitted kitchen with integrated appliances, a dining area, and a refitted family bathroom on the ground floor, with three bedrooms, and a dressing area and refitted en-suite to the main bedroom on the first floor.

The property enjoys a block paved driveway providing off road parking for three vehicles to the front aspect, and a landscaped, enclosed garden to the rear with summerhouse utilised as a home office.

Guide price £325,000

# 5 Edgecote Close

Hillmorton, Rugby, CV21 4JU



- Semi Detached
- STATE OF ART SOLAR ENERGY SYSTEM
- Dining Area
- Sought After Location
- WRAPAROUND EXTENSION
- Two Refitted Bathrooms
- LOUNGE WITH MEDIA WALL
- Three Bedrooms
- STUNNING REFITTED KITCHEN
- Landscaped Garden

## Entrance Porch

6'3" x 4'7" (1.92 x 1.42)

## Hallway

## Lounge

16'0" x 15'5" (4.90 x 4.72)

## Dining Area

15'5" x 8'1" (4.70 x 2.48)

## Kitchen/Breakfast Room

15'8" x 11'10" (4.78 x 3.62)

## Bathroom

6'1" x 5'4" (1.87 x 1.65)

## Utility Room

11'0" x 5'3" (3.37 x 1.61)

## Bedroom One

11'1" x 8'5" (3.40 x 2.59)

## Dressing Area

6'1" x 3'11" (1.87 x 1.20)

## En-Suite Bathroom

8'1" x 5'5" (2.48 x 1.67)

## Bedroom Two

8'11" x 8'9" (2.74 x 2.67)

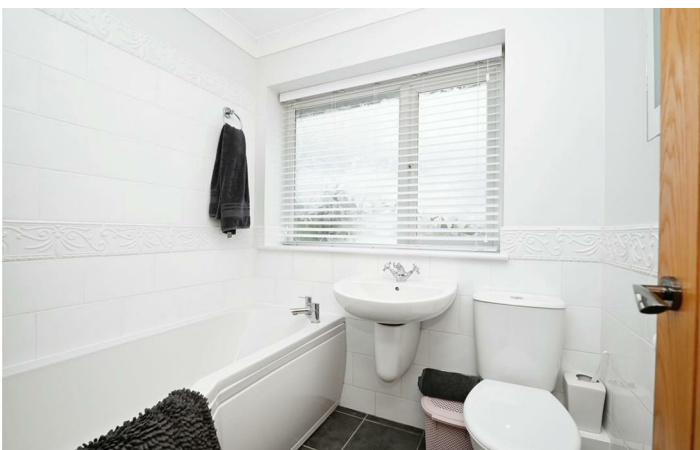
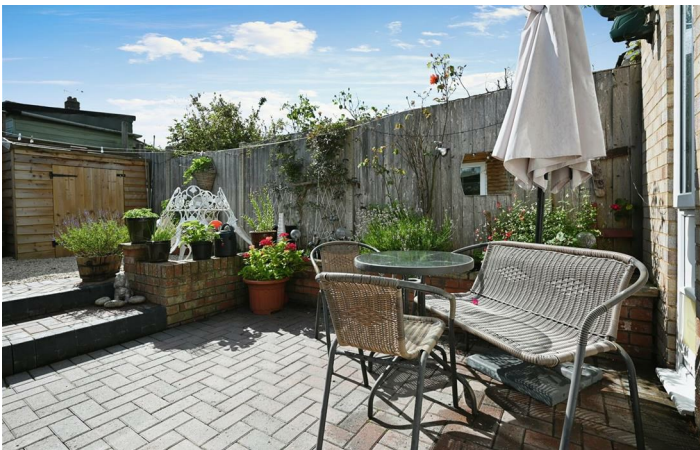
## Bedroom Three

8'5" x 7'0" (2.57 x 2.14)



[Directions](#)





# Floor Plan



Total floor area 109.2 sq.m. (1,176 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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