



## 1 Balcombe Road Hillmorton, Rugby, CV22 5HU

Charming Three-Bedroom Detached Bungalow in Sought-After Hillmorton Area.

Tucked away on a **GENEROUS CORNER PLOT** in the heart of the highly desirable Hillmorton area, this delightful three-bedroom detached bungalow offers **PRIVACY, SPACE, AND CHARM** in equal measure. Surrounded by mature, well-established border hedging, the home enjoys a wonderful **SENSE OF SECLUSION** while being just moments from local shops, excellent schools, and superb transport links.

Step inside to find well-proportioned, light-filled accommodation throughout. A welcoming and spacious entrance hall leads to a comfortable lounge, perfect for relaxing, which flows beautifully into the conservatory – an ideal spot to enjoy the garden views all year round. The fitted kitchen offers practical space with a contemporary feel, while the modern bathroom has been finished to a high standard.

Guide price £350,000



# 1 Balcombe Road

## Hillmorton, Rugby, CV22 5HU



- Detached Three Bedroom Bungalow Set On Generous Corner Plot
- Modern Fitted Kitchen & Family Bathroom
- Driveway & Detached Garage Providing Ample Off Road Parking
- Spacious Entrance Hall Enhancing the Sense of Light & Flow Throughout The Home
- Excellent Privacy Provided By Mature Boundary Hedging
- Two Double Bedrooms, Plus Versatile Third Bedroom/Dining Room With Garden Access
- Highly Desirable Hillmorton Location
- Spacious Lounge and Bright Conservatory
- Attractive Rear Garden Laid To Lawn, Plus a Private Courtyard Perfect For Outdoor Dining
- Gas Central Heating & Double Glazing Throughout For Year Round Comfort & Efficiency

### Entrance Porch

5'6" x 3'0" (1.69 x 0.92)

### Hallway

11'0" x 9'6" (3.37 x 2.91)

### Lounge

14'0" x 11'10" (4.28 x 3.62)

### Conservatory

12'2" x 11'2" (3.73 x 3.41)

### Kitchen

15'0" x 10'4" (4.58 x 3.17)

### Bathroom

7'10" x 7'6" (2.40 x 2.30)

### Bedroom One

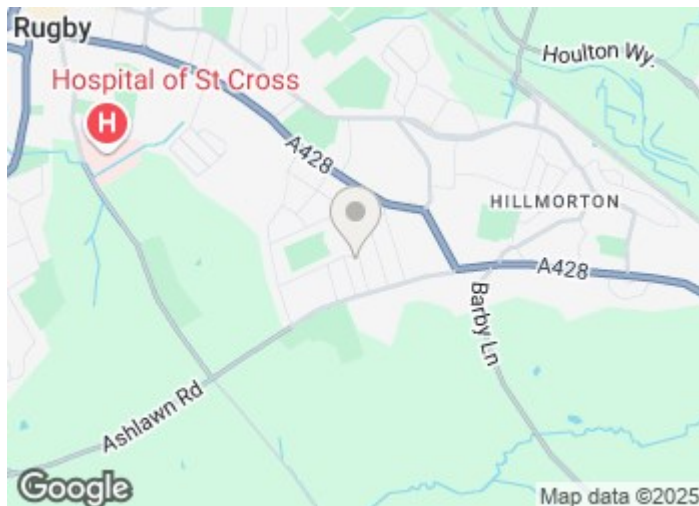
11'9" x 9'9" (3.60 x 2.99)

### Bedroom Two

8'11" x 8'10" (2.73 x 2.70)

### Bedroom Three/Dining Room

10'10" x 10'10" (3.32 x 3.32)



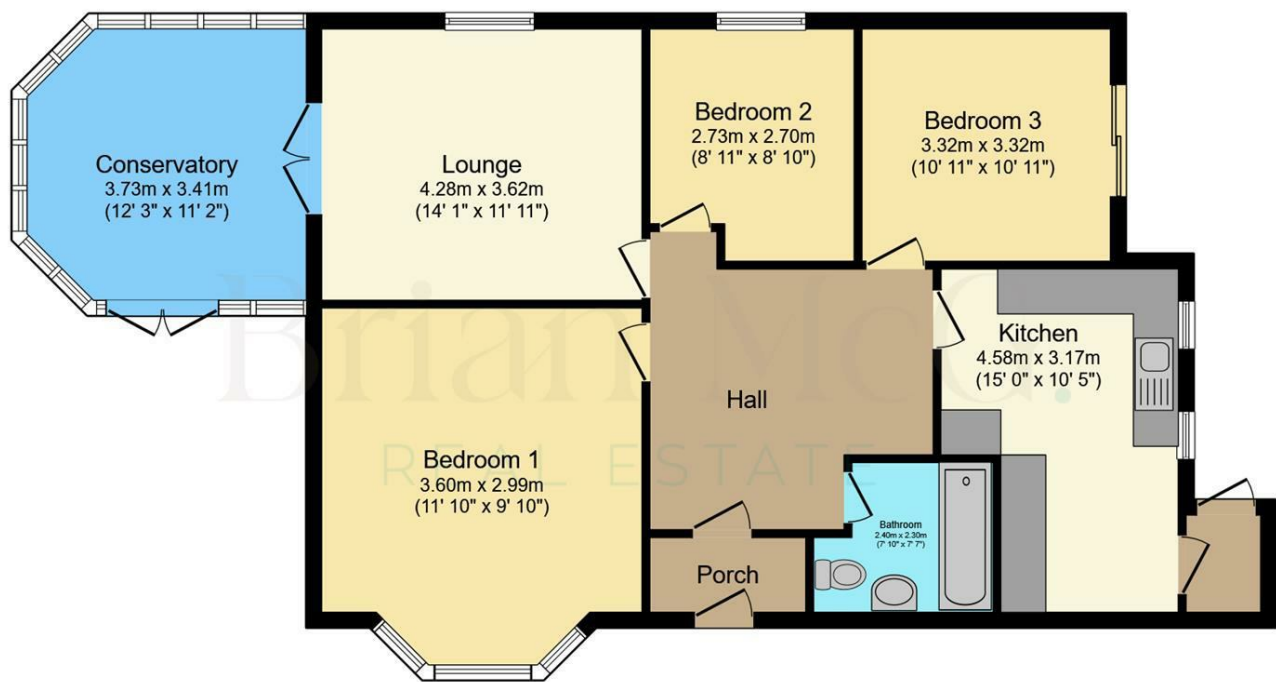
[Directions](#)







Floor Plan



Floor Plan  
Floor area 102.4 sq.m. (1,103 sq.ft.)

Total floor area: 102.4 sq.m. (1,103 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

