



30 Fellows Way, Hillmorton, Rugby, Warwickshire, CV21 4JP

HOWKINS &
HARRISON

30 Fellows Way, Hillmorton,
Rugby, Warwickshire,
CV21 4JP

Guide Price: £355,000

This well presented, three bedroom detached bungalow occupies a generously sized corner plot and is situated in a quiet Cul-de-Sac, located in the popular residential area of Hillmorton. The property offers spacious living accommodation and benefits from an open plan lounge/diner, kitchen/breakfast room and detached single garage with further off-road parking.

Features

- Sought after residential location
- Situated on a quiet Cul-de-Sac
- Sizeable corner plot
- Three bedrooms
- Master with en-suite
- Open plan lounge/diner
- Kitchen/breakfast room
- Double glazing
- Conservatory
- Gas central heating
- Worcester Bosch Combi boiler
- Westerly facing rear garden
- Detached single garage
- Off-road driveway parking



Location

The property is located on Fellows Way in Hillmorton which has many local amenities including two supermarkets, which are only a few hundred yards away and are in walking distance, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling, within catchment, is available at English Martyrs Catholic School, Hillmorton Primary School and Paddox Primary School, with secondary schooling at Ashlawn all of which are within walking distance. Further schooling is available in Rugby, including Rugby High School and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with trains to London Euston which takes just under 50 minutes.



Accommodation

The property opens into an entrance vestibule which leads through to a spacious, open plan lounge/diner with a window to the side elevation and sliding patio doors to the rear, opening into the conservatory. The focal point to the room is a feature fireplace with a wooden and marble surround and hearth. A glazed panel door provides access through to an inner hallway, which in turn leads through to the bedrooms and family bathroom. The kitchen/breakfast room is also accessed from the lounge/diner and is a light and airy space with a window overlooking the rear garden and a glazed door providing access to the outside. The kitchen is fitted with a range of oak base and eye level units which incorporate numerous cupboards and drawers, with complementary work surfaces over. Fitted appliances include a built-in double oven and space with plumbing for a washing machine and a full height fridge/freezer. The conservatory has delightful views over the garden, with tiled flooring, electric heating and UPVC double doors opening out onto the rear patio.



Bedrooms and family bathroom

The master bedroom is located to the side aspect and is a generously sized room benefitting from its own en-suite shower room, comprising of a shower enclosure, pedestal wash hand basin, WC and tiling to the floor, with part tiling to the walls. Bedroom two, also to the side elevation, benefits from a built-in double wardrobe. Bedroom three has multiple uses and could alternatively be used as a dining room. The family bathroom, with tiled flooring and part tiled walls, is fitted with a panelled bath with handheld shower attachment over, pedestal wash hand basin, WC and a built-in airing cupboard.

Outside

The property occupies a generous plot. To the front is a tarmacadam driveway providing off-road parking in front of the detached garage. Directly in front of the bungalow is a block paved area which extends around to the side of the property. This is a sizeable area which could potentially offer additional parking. Adjacent to this is an area laid to lawn with flower borders and a variety of herbaceous plants interspersed throughout. A gate to the side of the property leads to a useful covered area, which has power, lighting and an industrial sink with water connected. This in turn provides access to the rear garden which is mainly laid to lawn with mature planting. There are two wooden garden sheds and a generously sized paved patio area, which provides an ideal space for outside dining and entertaining.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

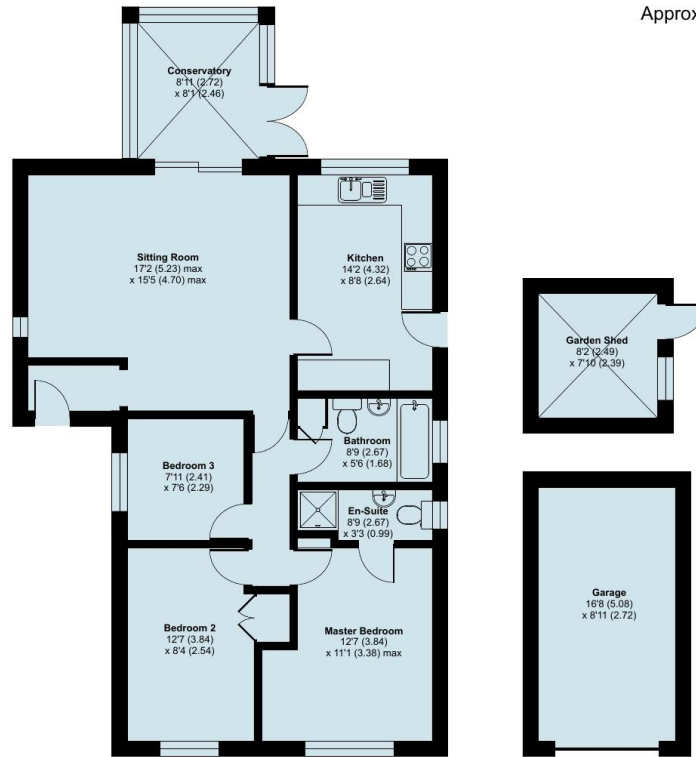
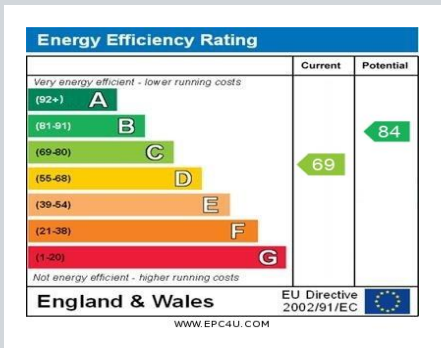
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – D.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihchem 2024. Produced for Howkins & Harrison. REF: 1081112

Fellows Way, CV21

Approximate Area = 924 sq ft / 85.8 sq m
Garage = 150 sq ft / 13.9 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 1137 sq ft / 105.6 sq m

For identification only - Not to scale

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.