



176 Hillmorton Road, Rugby, Warwickshire, CV22 5AW

HOWKINS &  
HARRISON

176 Hillmorton Road,  
Rugby, Warwickshire,  
CV22 5AW

Guide Price: £800,000

A spacious four bedroom detached property with double garage, located on a generous plot on the popular Hillmorton Road. This property benefits from four reception rooms and is within easy walking distance of local amenities including schools. Offered for sale with no onward chain.

#### Features

- Popular residential location
- Generous plot
- Spacious accommodation over two floors
- Four reception rooms
- Large double garage
- Parking for several vehicles
- Principle bedroom with en-suite and Juliet balcony
- Kitchen/family room overlooking South-westerly rear garden
- Close to local amenities
- Energy Rating- D



## Location

The property is located on Hillmorton Road a short distance to Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



## Ground Floor

A spacious entrance hall with vaulted ceiling and Velux window over is fitted with attractive parquet flooring and a log burner inset into a chimney breast. Stairs with useful storage cupboard rise to the first floor and doors lead to the ground floor accommodation. Double multi-paned doors provide access to the sitting room which has an attractive leaded bay window overlooking the front aspect, with the focal point of the room being a stone open fireplace. Double leaded French doors lead through to a lobby area with doors to the rear garden and from which, the kitchen can be accessed. There is a further door from the lobby which provides access to an inner hall which in turn leads to a games room and the oversized double garage. A stable door leads to the garden. The kitchen/family room is particularly light and spacious and is fitted with ceramic tiled flooring, a combination of oak wall and base shaker style kitchen units and complementing cream shaker style cabinets, drawers and pan drawers with granite work surfaces over. Integrated appliances include a Stoves range cooker with double oven and six ring induction hob with warming plate, fridge/freezer and dishwasher. There is an island unit with further storage solutions below and granite work top, along with a breakfast bar which you step down to and separates the kitchen from the family room, which is fitted with engineered wooden flooring. Doors lead to the rear garden along with windows to three elevations which flood the room with lots of natural light. From the kitchen, a further door leads to an inner hall with stable door and doors to a cloakroom with attractive mosaic tiling, WC and wash hand basin inset into a white high gloss vanity unit as well as a utility room with a range of white wall and base kitchen cabinets, Belfast sink along with space and plumbing for further appliances. The spacious dining room is accessed from the main hall and has an attractive leaded bay window overlooking the front aspect which complements the window in the sitting room, along with picture rail to the walls and a chimney breast with log burning stove inset over a quarry tiled hearth. Adjacent to the dining room there is a further reception room with wood effect flooring which would make an ideal office.





## First Floor

A galleried landing has doors leading to five bedrooms, the family bathroom and a spacious walk-in storage cupboard. Step down to the principal bedroom which has leaded windows overlooking the front aspect and double leaded doors, which open out to a Juliet balcony, boasting views over the rear garden. There is a Velux window and fitted cupboards along with an attached en-suite which has a further Velux window and is fitted with a corner shower enclosure, fully tiled with mosaic inserts which complement the tiling over the wash hand basin, chrome heated towel ladder, WC and under eaves storage. Bedroom two is next to the principal bedroom and has further under eaves storage and fitted wardrobes with bi-fold doors. The family bathroom has been re-fitted to a contemporary design in a grey colourway with wood effect flooring, corner shower enclosure and a large high gloss vanity unit which extends across two walls with shelf over, numerous cupboards, wash hand basin with fitted mirror and WC. There are two further bedrooms both of which have fitted cupboards or wardrobes.

## Outside

To the front of the property, a block paved area leads to a gravel driveway which provides parking for several vehicles, in front of the spacious double garage which can be accessed via an up and over door or a personnel door to the front. The front garden is mainly laid to lawn and screened by a variety of established trees and shrubs, bound with close board fencing. A side gate leads to the rear garden, past a bin store via a block paved path. The South-westerly rear garden is also mainly laid to lawn, with block paved areas, two decked areas, brick-built log store and borders planted with numerous established plants, shrubs and trees including Laurel, Spruce, Holly and Acer.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

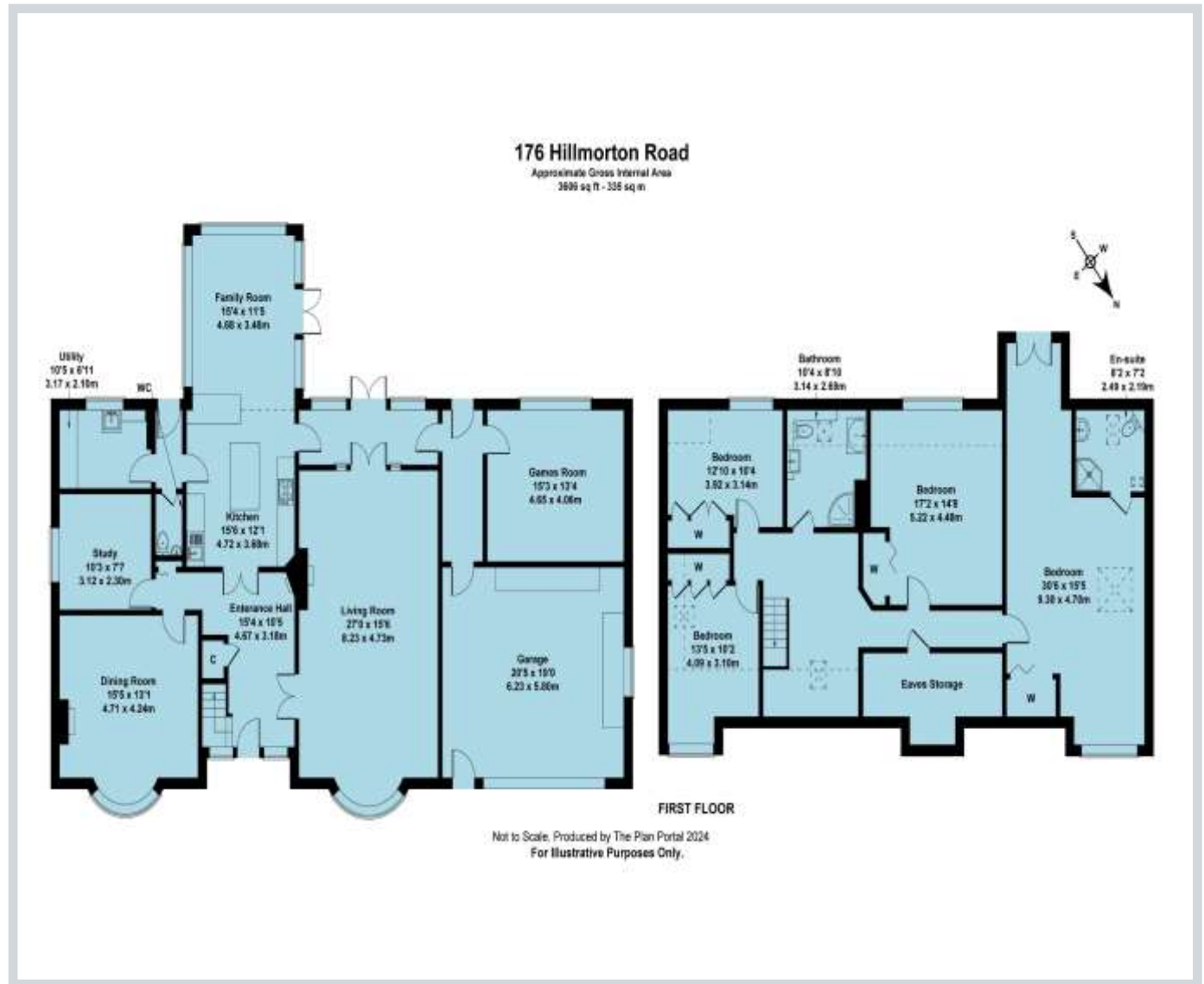
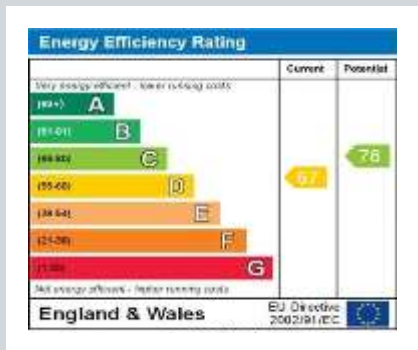
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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](tel:01788-533533).  
Council Tax Band – E.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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