



2 Westgate Road, Rugby, Warwickshire, CV21 3UD

HOWKINS &
HARRISON

2 Westgate Road,
Rugby, Warwickshire,
CV21 3UD

Guide Price: £575,000

Occupying a large corner plot, situated on the charming Westgate Road in Rugby, this impressive five bedroom detached period property offers a unique opportunity for those seeking a spacious family home. With five generously sized bedrooms, this substantial property is set over three floors. The large corner plot enhances the property's appeal, offering ample outdoor space and parking with the addition of an in and out driveway, along with a detached garage.

Features

- Five bedroom detached period property
- Sought after location
- Close to local amenities
- Master bedroom with an en-suite shower room
- Versatile accommodation over three floors
- Open plan kitchen/diner and two reception rooms
- Utility room and ground floor cloakroom
- Garage and off-road parking
- Gas central heating
- UPVC double glazing
- Leaded double glazed windows to the front elevation



Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls 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 high speed train service to London Euston which takes just under 50 minutes.



Ground Floor

An attractive front door with coloured leaded glass and fan light above, opens into a spacious entrance hall, with exposed wooden flooring which leads through to the ground floor accommodation and stairs rising to the first floor. A bright and spacious sitting room, located to the front of the property, features a wonderful large bay window with leaded glass, which floods the room with natural light. A wood burning stove with oak effect mantel above provides a welcoming focal point to the room and sliding doors open into the dining room. A modern kitchen/breakfast room is fitted with a range of handle less high gloss grey units, incorporating numerous cupboards and drawers, with complementing Quartz worksurfaces over and tiling to the floor. There is space for a free-standing cooker and under counter space for a fridge. A door provides access through to the utility room, which has a continuation of the tiled flooring and has a further range of high gloss kitchen units, including full height storage cupboards, with space and plumbing for white goods. From here, a door leads to the outside, along with door to the ground floor cloakroom, which has attractive patterned wall tiling, WC and wash hand basin. From the kitchen, a step leads up to the dining area of this open plan space, which has wood effect flooring, ample space for a table and chairs and a glazed door with full height window to one side leading out to the rear patio.





First Floor

There are four well proportioned bedrooms to the first floor along with a useful storage cupboard. The master bedroom is located to the front elevation with a large, leaded glass bay window affording natural light and features built-in wardrobes along with its own en-suite bathroom, comprising of a white suite to include a separate shower enclosure, panelled bath, wash hand basin inset into a vanity unit and WC. There are three further bedrooms, two of which are double rooms. Bedroom two also benefits from a range of built-in wardrobes, with large leaded window overlooking the side aspect. Bedrooms three and four overlook the rear patio. The spacious family bathroom is fitted with a modern suite comprising of a panelled bath with glass shower screen and shower over, vanity unit with marble top and inset with cupboards beneath, bidet and a WC.

Second Floor

From the first floor landing a staircase provides access to the second floor, which is occupied by a large double room built into the roof and benefits from under eave storage and its own WC with wash hand basin.

Outside

The property occupies a large corner plot which has a distinct private feel, secluded with mature hedging and has a sweeping in and out driveway, allowing ample off-road parking for several vehicles and leading to a single detached garage. The garden has an abundance of mature shrubs and trees which wraps itself around the front and to the side of property and benefits from an attractive wooden summer house. A generous paved patio area to the rear provides an ideal space for outdoor dining and entertaining.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

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

Fixtures and Fittings

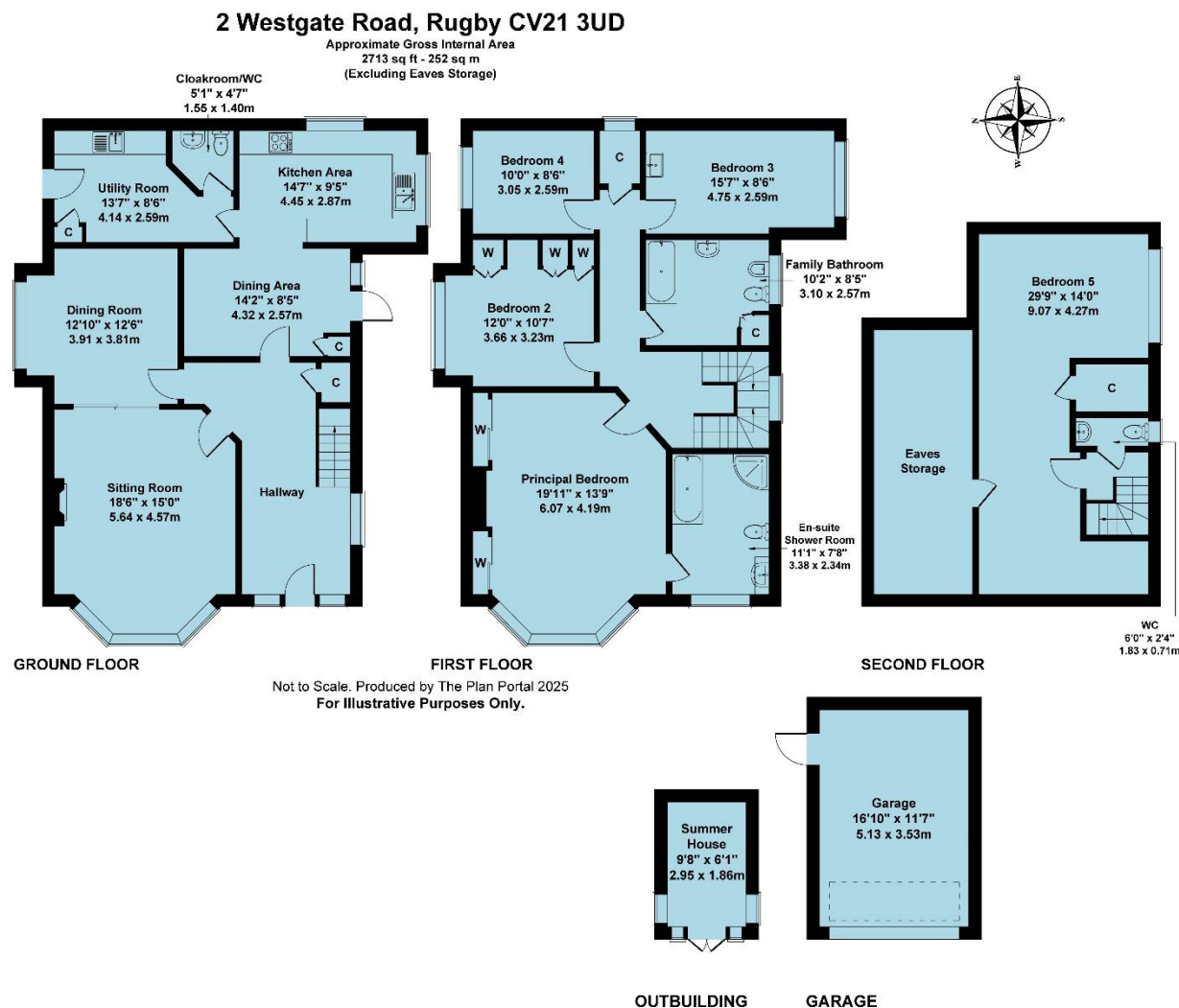
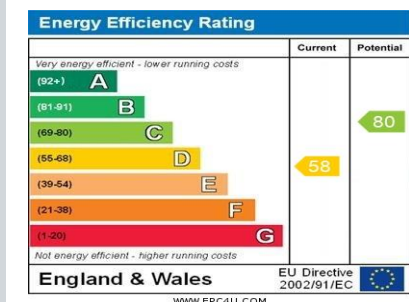
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E.



Howkins & Harrison

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

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.