



32 West Coast Lane, Hillmorton, Rugby, Warwickshire, CV21 4PA

HOWKINS &
HARRISON

32 West Coast Lane, Hillmorton,
Rugby, Warwickshire,
CV21 4PA

Offers in Excess of: £400,000

A beautifully presented and tastefully decorated, modern four bedroom detached family home with single garage and private rear garden. Located in the sought after village location of Hillmorton, this property offers spacious family living accommodation over two floors, benefitting from an open plan kitchen/living/family room along with two further reception rooms and a master bedroom with fitted wardrobes and an en-suite.

Features

- Sought after residential location
- Immaculately presented throughout
- Decorated in neutral tones
- Open plan kitchen/living/family room
- Built-in and integrated appliances
- Two further reception rooms
- Four double bedrooms
- Master bedroom with built-in wardrobes and en-suite
- Amtico wood effect flooring
- Downstairs cloakroom
- Utility room
- Enclosed rear garden with outdoor entertaining space
- Off road parking for two vehicles
- Single garage



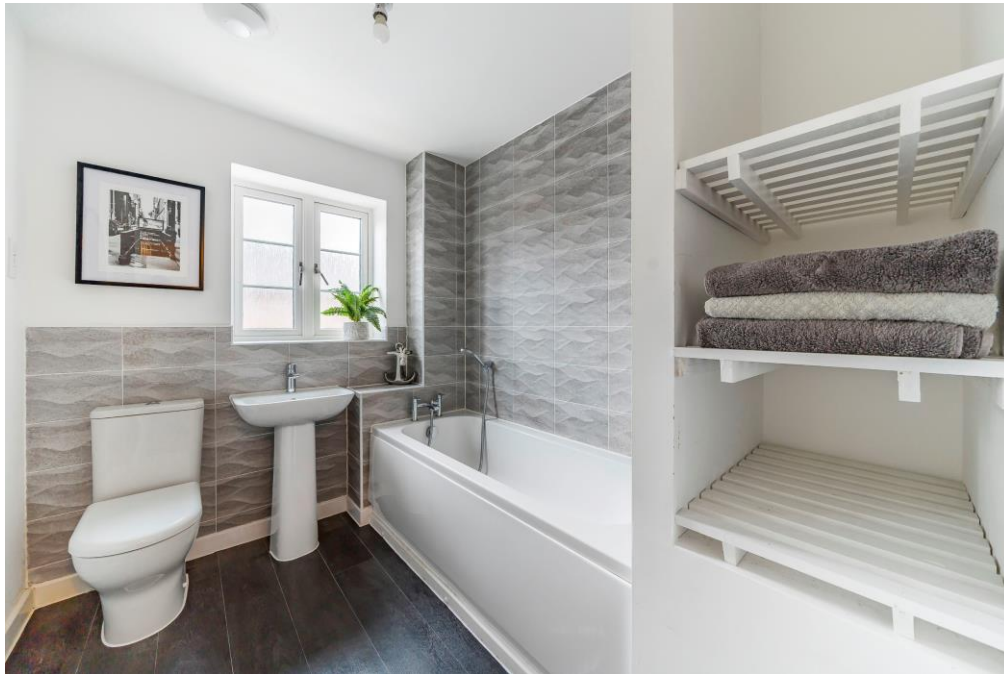
Location

The property is located in the sought after residential area of Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, public houses and independent retailers. Primary schooling is available at Hillmorton Primary, English Martyrs Catholic Primary and Abbots Farm with secondary schooling at Ashlawn all of which are within close proximity. 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 is close by and offers a frequent rail service with trains to London Euston which takes just under 50 minutes.



Ground Floor

From under a covered storm canopy, a UPVC front door opens into a spacious and welcoming entrance hall, with Amtico wood effect flooring, doors leading to all the ground floor rooms and stairs rising to the first floor. The ground floor cloakroom is fitted with a modern white suite with tiles to the water sensitive areas. Also off the hallway is an impressive open plan kitchen/living/family area, which has a continuation of the Amtico wood effect flooring from the entrance hall. This light and airy space benefits from dual aspect windows to the rear and front elevations. The kitchen is fitted with a contemporary range of white high gloss units with stainless steel handles, complementary worksurfaces over and white metro style tiling to the splashback areas. Built-in cooking appliances including a stainless-steel electric oven and gas hob with an extractor fan above, with integrated appliances to include a dishwasher and fridge/freezer. The kitchen opens into the family area which completes this fabulous social living space. A utility room to the side of the kitchen is fitted with a further range of the high gloss base and eye level units and includes an integrated washing machine. Two further reception rooms comprise of a dining room/study and a delightful sitting room with French doors, affording plenty of natural light and opening out onto the rear garden.



First Floor

Offering four double bedrooms the first floor is light and spacious with a modern family bathroom, which has useful built-in shelving and comprises of a modern white suite including a pedestal wash hand basin, WC and a panelled bath with handheld shower attachment, finished with wood effect lino flooring and contemporary tiling to the walls. The master bedroom benefits from a range of built-in wardrobes and its own en-suite shower room, fitted with a shower enclosure, pedestal wash hand basin, WC and tiles to water sensitive areas. There are three further double bedrooms, one being located to the rear with views over the rear garden and two to the front aspect.



Outside

To the front is a low maintenance fore garden laid to gravel with planted shrubs and a central paved pathway leading to the front door. To the side of the property a tarmacadam driveway provides off road vehicular parking for two cars, in front of a single garage. A gate to the rear of the property provides access to the garden where there is a large paved patio area, providing an ideal space for outside dining and entertaining. The garden is mainly laid to lawn and is edged with a combination of wooden sleepers and decorative gravel. There is a sleeper edged flower bed and a graveled area to the rear of the garden which provides a further outdoor seating space.

Agents Note

Please note the vendor of this property has a connected interest to Howkins & Harrison. 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. Contact 01788 564666.

Fixtures and Fittings

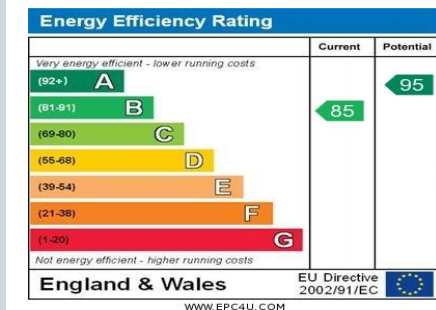
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



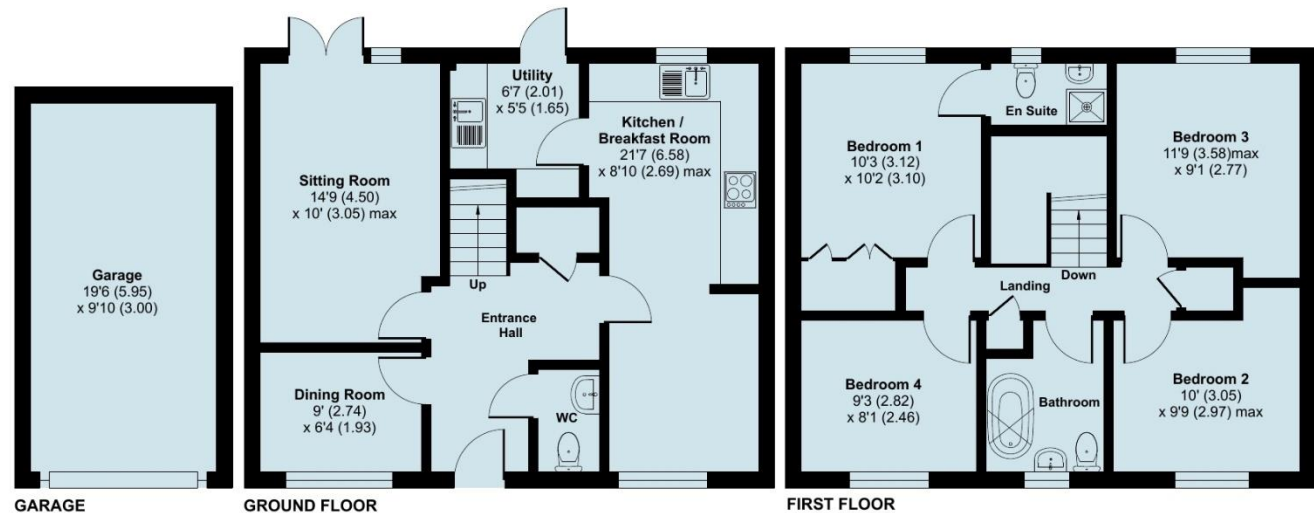
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Approximate Area = 1136 sq ft / 105.5 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.
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