



125 Hillmorton Road, Rugby, Warwickshire CV22 5AT

HOWKINS &
HARRISON

125 Hillmorton Road, Rugby,
Warwickshire, CV22 5AT

Guide Price: £600,000

A beautifully presented three/four bedroom property on a substantial plot which has been extended by the current owner to offer flexible and spacious living accommodation over two floors. Ideally placed in a sought after location within easy distance of local amenities and Rugby train station, this 1930's property features a wonderful extended kitchen/breakfast room with vaulted ceiling and bi-fold doors, two further reception rooms, off road parking for numerous vehicles and a tandem garage. Offered for sale with no onward chain.

Features

- Extended family home
- Spacious kitchen/dining/family room
- Beautifully presented throughout
- Sitting room with log burner & family room
- Large principal bedroom
- Kitchen with bi fold doors and vaulted ceiling
- Convenient utility room
- Block paved drive with parking for numerous vehicles
- Tandem garage with electric door
- Substantial plot in popular residential area



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

Enter through an attractive front door which opens to a useful porch where a further glazed door provides access to the hall with stairs rising to the first floor and doors providing access to the ground floor accommodation. To the front of the property there is a reception room with bay window and wood effect flooring which is currently being used as a lounge but would also make an ideal dining room or family room. The living room has patio doors with glazed panels over and to the side which open to the rear garden with the focal point of the room being a beautiful marble fireplace with slate hearth and contemporary log burner inset. Extended by the current owners, the spacious kitchen is fitted to a high standard providing numerous shaker style kitchen cabinets, cutlery and pan drawers with marble work surface over and a breakfast bar area. Integrated appliances include a double freezer, double fridge, induction hob with extractor fan over, two Siemens double electric ovens which can be operated remotely from a mobile device, two warming drawers, dishwasher, and Quooker hot, cold and boiling water tap.

To the rear of the kitchen there is a vaulted ceiling with Velux windows over and bifolding doors which open to the rear garden. The utility room is accessed from the kitchen and features further complimenting kitchen cabinets including a useful shoe cupboard along with space and plumbing for a washing machine and tumble drier. The office is also accessed from the kitchen and has previously been used as an additional bedroom. Accessed from the hall, the cloakroom is fitted with attractive herringbone flooring, storage cupboard, wash hand basin over a white high gloss vanity unit and WC. The integral garage has an electric door and is accessed from both the office and utility room.



First Floor

A split level galleried landing with windows over has doors leading to three double bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is particularly spacious with a dressing area but could be divided into two rooms if required.

There are two further bedrooms to the floor one of which has dual aspect windows and one with attractive bay window which overlooks the front aspect. The family bathroom is fully tiled throughout and features attractive mosaic tiled inserts to the walls and on the bath panel, a chrome and glass shower enclosure with rainfall shower and separate handheld shower, wash hand basin with fitted mirrored cabinet over and WC.

Outside

To the front of the property there is a spacious block paved drive in front of the garage which provides parking for numerous vehicles and borders planted with established shrubs. The rear garden is enclosed by close board fencing and is mainly laid to lawn with a patio which runs across the rear of the property making an ideal entertaining area along with planted borders and a garden shed.

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

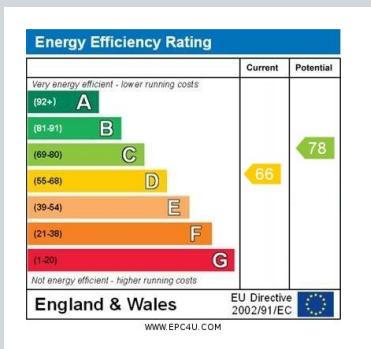
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

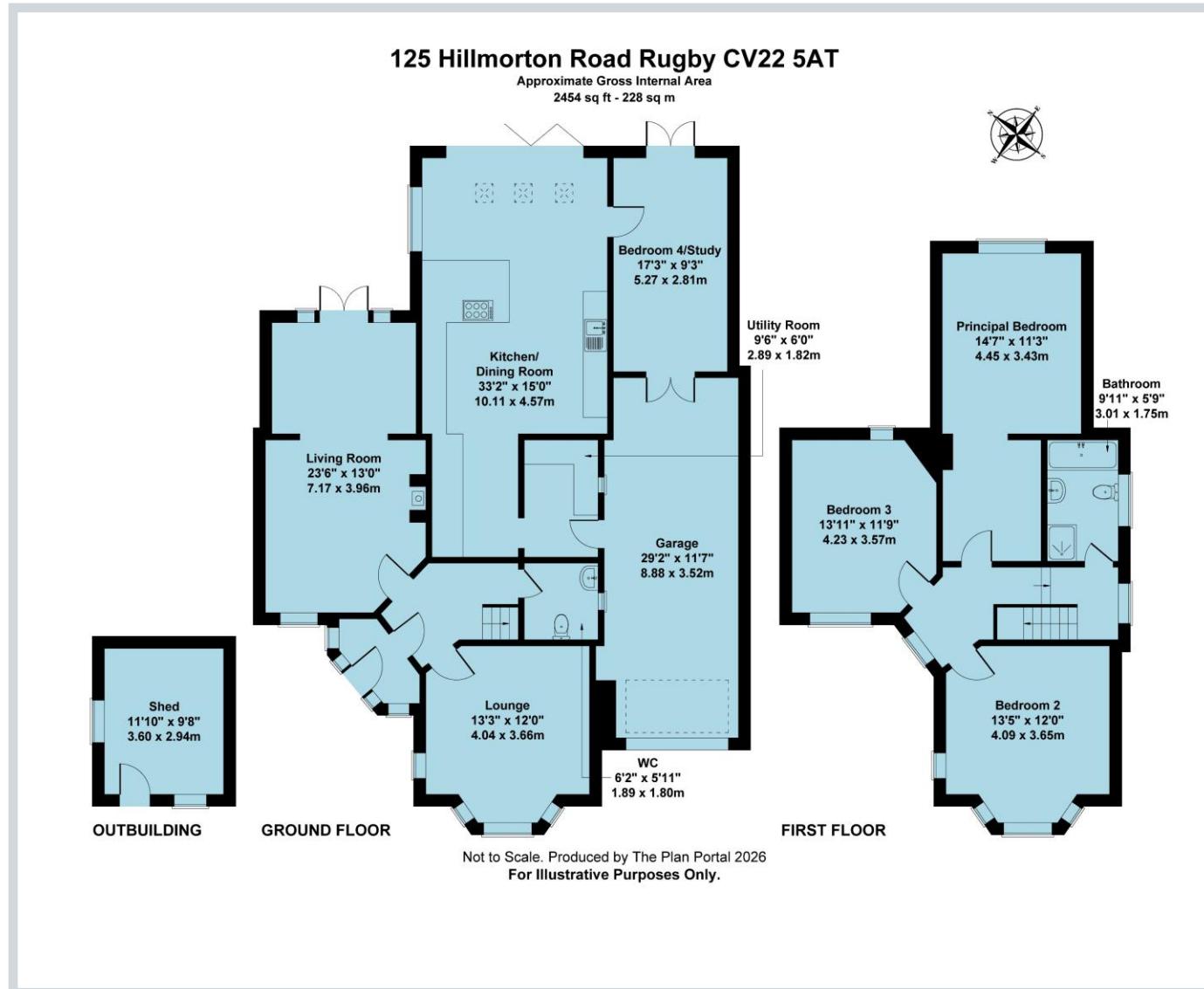
Rugby Borough Council. Tel: 01788-533533.
Council Tax Band – D



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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.



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