We are delighted to be able to offer this well presented three bedroom semi detached family home, situated in this popular residential area. The property has been recently extended by the current owners to offer open plan family living accommodation downstairs. The property benefits from ample off-road parking, garaging, and a private rear garden.

Features

- Popular Residential area
- Open plan modern living space
- Contemporary kitchen
- Three bedrooms
- Master bedroom with En-suite
- Dressing area
- Attic room
- Bifold doors
- Garage
- Ample off road parking
Location
The property is located on the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station offering a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.

Ground Floor
Enter via UPVC glazed sliding door through to entrance porch, entrance door through to entrance hall, stairs rising to first floor, attractive porcelain tiled flooring. Access through to a spacious and airy sitting room with bay window to front elevation. Doors to the rear giving access to useful storage area with bi fold door leading out to the rear garden. There is a fantastic kitchen/breakfast/family room which is well equipped with numerous white high gloss handleless units incorporating cupboards and drawers, attractive granite work top surfaces and metro style wall tiling. There is a centre island with breakfast bar and further units including a wine cooler. Fitted appliances include a Zanussi electric oven, Neff halogen hob with extractor over. Integral appliances include a dishwasher and fridge/freezer. The porcelain flooring continues through this L shaped room which is prefect for family living. Bifold doors give access to the rear garden. A door provides access to a useful downstairs cloakroom.

First Floor
The first floor landing provides access to all the bedroom and the family bathroom. Off the landing is a large and useful dressing area. A door gives access to the master bedroom, a fabulous room with a bay window to the front elevation, flooding the room with plenty of natural light. The well-equipped En-suite bathroom is fully tiled with marble effect wall and floor tiles and comprises of: A freestanding bath, freestanding tap with shower attachment, WC, chrome heated towel rail with enamel radiator, large walk-in shower cubicle and wash hand basin. There are two further generous bedrooms and a family bathroom. A loft hatch with loft ladder gives access to a very useful attic room which has multiple uses.

Outside
To the front here is an attractive block paved driveway with ample off road parking. Double gates lead to vehicular access to the side of the property which in turn gives access to a double garage situated in the rear garden. The attractive rear garden has a terraced area adjacent to the rear of the property, providing an ideal outdoor entertaining space, beyond which the garden is mainly laid to lawn. To the rear of the garden is a substantial brick-built kennel block.
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 – C.

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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.