



Connells

Kingsley Avenue
Rugby



Property Description

*****THREE BEDROOM FAMILY HOME WITH NO ONWARD CHAIN*****

Connells are delighted to offer this beautifully presented semi-detached home in the highly sought after area of Hillmorton, Rugby. The property briefly comprises of; entrance hall, downstairs cloakroom, lounge, a beautifully extended open plan kitchen/diner with under floor heating and bifolding doors overlooking the garden, three good size bedrooms and a family bathroom. Externally there is a spacious rear garden and driveway to front for two cars. The property also benefits from gas central heating throughout.

Kingsley Avenue is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short 5 minute drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing!

Front Of Property

Front lawn area with driveway for two cars and side access to the rear of property.

Entrance

Entrance hall from main front door with access to all downstairs reception rooms, radiator and stairs rising to first floor.

Downstairs Cloakroom

With storage space, wash hand basin, low level WC and window to side.

Lounge

11' 10" x 16' 8" (3.61m x 5.08m)
Spacious family lounge with bay windows to front and cosy fireplace. The downstairs space also benefits from underfloor heating.

Kitchen/Diner

23' 2" x 18' (7.06m x 5.49m)

A generously extended open plan kitchen/diner. The kitchen features a range of wall and mount base units with bespoke work tops. Integrated appliances are to include cooker with electric hob and extractor fan, fridge freezer, dish washer and machine machine. There is a breakfast island and space for a good size family dining table. The bifolding doors and skylights in the dining area bring in a lot of natural light and is a fantastic social space, especially on a summers day overlooking the garden. The downstairs space also benefits from underfloor heating.

Landing

Loft hatch providing access to the loft and window to side.

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

Featuring a range of sliding built in wardrobes, radiator and window to front.

Bedroom Two

13' 4" x 8' 5" (4.06m x 2.57m)

Featuring a range of sliding built in wardrobes, radiator and window to rear.

Bedroom Three

10' 2" x 8' (3.10m x 2.44m)

Featuring space for wardrobe, radiator and window to rear.

Family Bathroom

Fitted bathroom with storage space and built in bath, wash hand basin, low level WC, towel rail, radiator and window to front.

Rear Of Property

A generous sized, secluded, laid to lawn west facing garden with a shed, greenhouse and fencing to sides.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/RBY106677

Tenure: Freehold



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