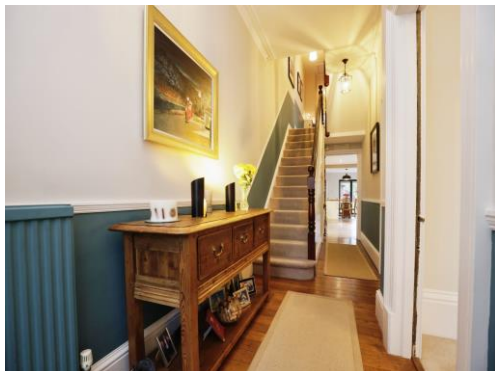




Connells

Hillmorton Road
Rugby



Property Description

Built in the 1800's, Hillmorton Road is a charming, semi-detached town house, briefly comprising of; entrance porch/hall, lounge, dining room, open plan kitchen/diner, downstairs WC, cellar, five well proportioned double bedrooms with two en suites and family bathroom. Externally, there is a lovely spacious rear garden, off road allocated parking to front for multiple vehicles, and double garage/workshop to the rear.

The current sellers have upgraded the kitchen and family bathroom, added a second ensuite bathroom, extended to the rear adding a downstairs WC, rewired across all floors, and fitted doubled glazed windows. Externally, they have remodelled the rear garden plus driveway to front, and renovated the double garage to a high quality workshop.

This beautiful character home is situated on one of Rugby's most desirable roads. It is also located within walking distance of 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. The property is also just minutes away from the local park. There is a fantastic 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.

Sellers Comments

The Poplars has been a special place to live and a wonderful family home, impressing visitors with its high ceilings and its view from the front door through the house to the

garden at the back. It has been so convenient to be a such a short walk from the centre of town, a recreation ground and a choice of sports clubs as well as the Great Central Walk. It was the garden that sold us the house, its beauty and versatility for entertaining, with patios at each end and mature trees and bushes. Inside, the kitchen has always been the centre of gravity, and we have particularly valued the top floor, a suite of rooms perfect for guests (and prior to that, for teenagers to gather without disturbing us).

Approach

The driveway leads to an open canopy porch with the main front door leading to;

Entrance Hall

Entrance hall with tall ceilings and stairs rising to first floor landing.

Lounge

13' 11" x 16' 9" (4.24m x 5.11m)

Spacious family lounge with a cosy featured gas fireplace, two built in storage cupboards, and bay window to front with shuttler blinds.

Dining Room

13' 8" x 13' 2" (4.17m x 4.01m)

The dining room features space for a large dining table, featured fireplace and built in storage cupboard. There is also an original window to the rear.

Kitchen/Diner

29' 8" x 9' 9" (9.04m x 2.97m)

The kitchen was upgraded in 2018 to a lovely modern open plan kitchen/diner. It features a range of wall and mount base units, with integrated appliances including a double oven with four induction hobs and extractor fan, microwave, fridge freezer and dish washer. The kitchen also features a built in/walk in

pantry with fitted spotlights. There is a window to the side, and bilfolding doors to the rear and side which allow for plenty of light, and the current sellers especially enjoy socialising during the summer with family and friends when the bilfolding doors are open.

Downstairs Cloakroom

The downstairs cloakroom was added by the current owners, and is positioned off the kitchen to the rear. It features space and plumbing for a washing machine, low level WC, wash hand basin with storage, towel rail, skylight window and window to side.

First Floor Landing

Featuring a built in storage cupboard and access to first floor rooms.

Bedroom One

16' 10" x 13' 2" (5.13m x 4.01m)

The spacious master bedroom has a featured fireplace, and bay window to front with shutter blinds.

En Suite

En suite bathroom to bedroom one featuring double walk in shower, low level WC, wash hand basin, and heated towel rail. The en suite is tiled and has underfloor heating.

Bedroom Two

13' 2" x 13' 10" (4.01m x 4.22m)

Bedroom two features a fireplace, built in wardrobe and window to rear.

Bedroom Three

15' 5" x 14' 3" (4.70m x 4.34m)

Bedroom three features a built in closet, featured fireplace and window to front.

En Suite

Second en suite bathroom to bedroom three, with walk in shower, low level WC and sink.

Bedroom Four

13' 10" x 12' 3" (4.22m x 3.73m)

Space for wardrobe and window to rear,

feature fireplace.

Bedroom Five

12' 2" x 9' 11" (3.71m x 3.02m)

Bedroom five features space for wardrobe, featured fireplace and window to rear.

Second Floor Landing

Two skylight windows and access to the top floor rooms.

Bathroom

Modern family bathroom features underfloor heating, free standing bath which can be freely re positioned by preference. There are also his & her sinks, low level WC, airing cupboard/boiler, and window to side.

Cellar

The underground cellar features a built in fridge, sink, space for appliances and makes a fantastic storage area/potential additional reception room.

Loft

Boarded and insulated loft with a ladder for access.

Outbuildings

18' 6" x 16' (5.64m x 4.88m)

Double garage/workshop to the rear which has been renovated and fitted with high quality flooring, electric door and light & power.

Parking

Recently re modelled driveway to front of the property with allocated parking for 3/4 vehicles.

Rear Of Property

A beautiful re modelled rear garden, secluded with trees and laid out lawn. There is side/rear gated access. There is also two patio's to take advantage of the sun at different times of the day.









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

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