





### Property Description

Built in the 1900's, Hillmorton Road is a charming, spacious detached family home, boasting of character and briefly comprising of; entrance hall, spacious lounge, dining room, study, kitchen/breakfast room, downstairs WC, utility, five well proportioned bedrooms, main bathroom, additional shower room plus upstairs WC. Externally, there is a generous south facing rear garden, ample off road allocated parking to the front, double garage, and workshop to the rear.

The current sellers have recently renovated the kitchen and upstairs shower room to a modern specification, fitted partial double glazing and upgraded the boiler. This property further benefits from gas central heating throughout.

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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

### Entrance

A spacious and welcoming entrance hall with tall ceilings, stairs rising to the first floor landing and understair storage space.

### Downstairs Cloakroom

Low level WC, sink and window to the side aspect. Additional storage area.

### Study

12' 11" x 10' 1" ( 3.94m x 3.07m )

A versatile additional reception room which makes a fantastic study, snug or playroom. Window to the rear aspect.

### Lounge

20' 6" Maximum x 17' 8" Maximum ( 6.25m Maximum x 5.38m Maximum )

A spacious family lounge featuring the original flooring and fireplace. There is a useful space within the lounge for a study area or storage. Window to the front aspect + an additional bay window also to the front aspect, allowing for plenty of natural light.

### Kitchen

14' 2" Maximum x 19' 2" Maximum ( 4.32m Maximum x 5.84m Maximum )

A newly fitted and modern kitchen, featuring a range of wall and mount base units and a walk in light up pantry, providing plenty of storage. The room holds a breakfast island with further storage drawers and featured fireplace. There is an integrated dish washer, sink + drain, plus fitted extractor fan, and additional appliance space for a cooker and fridge freezer. Windows to the side aspect.

## Utility Room

5' 4" x 4' 10" ( 1.63m x 1.47m )

Separate utility room with storage units, and space/plumbing for a washing machine and tumble dryer. Window to the side aspect.

## Dining Room

13' 8" x 13' 7" ( 4.17m x 4.14m )

A bright and airy dining room featuring sliding doors overlooking and providing access to the south facing rear garden. Three windows to the side aspect.

## Landing

First floor landing with a loft hatch providing loft access to a partially boarded loft, and window to the side aspect.

## Bedroom One

15' 5" x 12' 4" ( 4.70m x 3.76m )

A spacious master bedroom featuring space for a wardrobe and two windows to the front aspect. Double bedroom.

## Bedroom Two

12' 11" x 8' 5" ( 3.94m x 2.57m )

Featuring a built in water tank closet, space for a wardrobe, and window to the rear aspect. Double bedroom.

## Bedroom Three

12' 3" x 7' 7" ( 3.73m x 2.31m )

Featuring space for a wardrobe and window to the front aspect. Double bedroom.

## Bedroom Four

12' 2" x 7' 4" ( 3.71m x 2.24m )

Featuring space for a wardrobe and window to the rear aspect. Double bedroom.

## Bedroom Five

11' 6" x 7' 5" ( 3.51m x 2.26m )

Featuring space for a wardrobe and window to the rear aspect. Single bedroom.

## Family Bathroom

The main bathroom holds a free standing bath, sink and window to the side aspect.

## Shower Room

Newly fitted additional shower room, tiled with a walk in shower and heated towel rail.

## First Floor Wc

Separate upstairs cloakroom with low level WC, sink and window to the side aspect.

## Rear Of Property

An enclosed, south facing generous rear garden laid to lawn, with side accessibility and a storage shed to at the bottom of the garden.

## Garage

19' 5" x 17' 3" ( 5.92m x 5.26m )

Double detached garage to the rear of the property, with an up & over door and light & power. There is also an additional versatile workshop space to the side of the garage.

## Parking

Upon approach to the front there is allocated off road parking for three to four vehicles, plus an additional gated space to the rear.









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](http://www.focalagent.com)

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25 Regent Street  
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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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