



**Connells**

Willow Tree Gardens  
Hillmorton Rugby



### Property Description

Introducing an exceptional opportunity to acquire a beautifully appointed two bedroom bungalow within the exclusive Willow Tree Gardens development—an intimate, over 55s community perfectly tucked away just off School Street in the highly desirable Lower Hillmorton area of Rugby.

A welcoming entrance porch leads into a generous lounge and dining space—an inviting, open plan setting for relaxed living or hosting guests. The kitchen is complete with quality fitted units, a built in oven, hob, and a stylish chimney style extractor. Both bedrooms are notably large doubles and each enjoys its own ensuite shower room, along with extensive built in wardrobes designed to maximise storage while maintaining the home's elegant aesthetic.

To the rear, a bright and airy conservatory provides a peaceful retreat—perfect for morning coffee. This leads seamlessly to a private courtyard garden, thoughtfully designed for low maintenance outdoor living.

The property also benefits from gas central heating and UPVC double glazing, ensuring year round comfort and efficiency.

Residents of Willow Tree Gardens enjoy beautifully maintained communal landscaped gardens at the heart of the development, along with convenient on site bay parking for both residents and visitors, contributing to a calm and secure living environment.

A truly rare offering—this premium bungalow promises the lifestyle, setting, and community so often sought yet seldom found.

## Entrance Porch

## Lounge

17' 6" max x 14' 1" max ( 5.33m max x 4.29m max )

Spacious, window to front, carpeted.

## Dining Room

12' 11" x 12' 4" ( 3.94m x 3.76m )

Carpeted, doors to conservatory.

## Kitchen

7' x 10' 7" ( 2.13m x 3.23m )

Window to rear, plumbing for washing machine, electric oven & hob, extractor fan, selection of wall & base units.

## Conservatory

10' max x 9' 10" ( 3.05m max x 3.00m )

To rear of property

## Bedroom One

13' x 11' ( 3.96m x 3.35m )

Carpeted, loft access, fitted wardrobes.

## En-Suite

W/C & sink, shower, vinyl floor, heated towel rail.

## Bedroom Two

15' 4" x 9' ( 4.67m x 2.74m )

To rear of property, lots of cupboard storage, loft access.

## En-Suite

Sink & w/c, shower, vinyl floor, heated towel rail

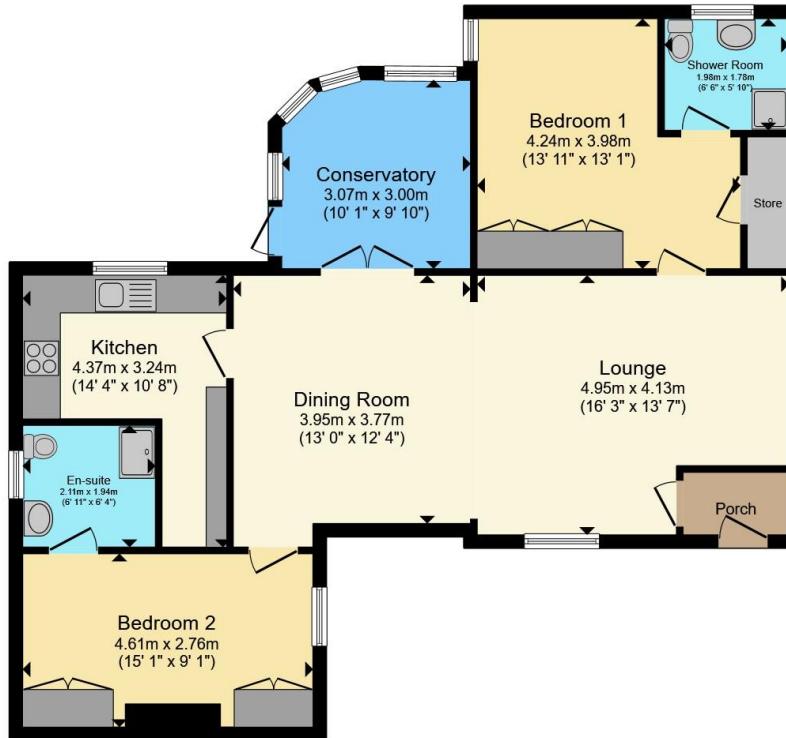
## Rear Garden

Patio









Total floor area 93.3 m<sup>2</sup> (1,004 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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25 Regent Street  
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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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