



**EDWARD KNIGHT**  
ESTATE AGENTS

23 WESTGATE ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 3UD

£475,000





### SUMMARY

Located in a quiet corner in one of Hillmorton's most sought after roads, this Extended Detached Bungalow with Annex is well presented throughout. The accommodation briefly comprises : Entrance Hall, Kitchen with Dining Area & impressive high ceiling living space with bi-fold doors to garden, Two double bedrooms, Large Bathroom, Block paved Driveway with parking for at least 4 cars & a good size well-tended private rear garden. Further benefits and features include an Annex area with it's own entrance, living area (including kitchen), bedroom and shower room. Early viewing is advised to avoid disappointment.

### LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Schooling options include Hillmorton Primary School, Abbots Farm Schools plus Paddox Primary School. The world famous Rugby School is also a short drive away as is Lawence Sheriff Grammar School.

### HALL

Double glazed doors into hall. Wood effect flooring. Doors off to Kitchen, Bedrooms & Bathroom plus loft access hatch. Radiator.

### KITCHEN

16' 4" x 12' 7" (4.98m x 3.84m)

Opens onto Dining Space and Living area. Two double glazed windows to the side. Full range of modern high gloss base & eye level units with work surface over. Composite sink/drainer with directional mixer tap. Integrated double oven plus induction hob and extractor. Integrated dishwasher and washing machine. Space for large fridge/freezer. Breakfast



bar/island.

#### DINING AREA

10' 7" x 8' 9" (3.23m x 2.67m)

Opens through to main extended living space.

Radiator.

#### EXTENDED LIVING ROOM

20' 4" x 15' 3" (6.2m x 4.65m)

Double glazed bi-fold doors onto patio and garden.

Underfloor heating with porcelain tiles. Three velux windows. Inset spotlights. Double internal doors onto Annex.

#### BEDROOM ONE

11' 5" + bay & alcoves x 10' 8" (3.48m x 3.25m)

Double glazed walk-in square bay window to the front aspect. Radiator. Picture rail.

#### BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed window to the front aspect. Radiator. Wood effect flooring.

#### BATHROOM

Double glazed window to the side aspect. Tiled floor and half height tiled walls. Large oval freestanding bath with mixer tap. WC & wash hand basin built into vanity unit with storage. Fully tiled shower cubicle. Heated towel rail. Extractor.

#### ANNEX

#### LIVING SPACE

17' 4" x 12' 6" + recessed kitchen area (5.28m x 3.81m)

Double glazed French Doors onto covered patio area. Two radiators. Opens through to bedroom area. Continuation of porcelain tiled floor.

Kitchen area has several base and eye level units,



sink/drain, space for under counter fridge plus space for an additional appliance if required.

#### BEDROOM

9' 9" x 8' 9" (2.97m x 2.67m)

Wood effect flooring. Radiator. Opens onto Shower Room. Inset spotlights.

#### SHOWER ROOM

Double glazed window. Heated towel rail. Tiled shower cubicle. Low flush WC. Wash hand basin with small vanity unit. Ceramic tiled floor. Extractor. Inset







spotlights.

#### **DRIVEWAY & FRONTAGE**

Impressive block paved driveway providing off road parking for around 4 cars. Paving extends down the side of the property and leads to timber garden gate. Frontage is enclosed partially by low level brick wall plus some fencing.

#### **REAR GARDEN**

Impressive and private rear garden. Primarily enclosed by timber fencing to all sides. Initial full-width covered patio with filtered fish pond. Paving around the pond and onto the main portion of the garden which has artificial grass and pleasant sweeping borders of flowers, shrubs and small trees. Several quaint seating areas with one being covered with trellising. Remainder of the garden is made up of fruit & veg growing areas, slate chippings and two good size sheds/workshop with hardstandings.



**Ground Floor**  
Approx. 133.9 sq. metres (1441.5 sq. feet)



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