



EDWARD KNIGHT
ESTATE AGENTS

321 HILLMORTON ROAD, HILLMORTON , RUGBY, CV22 5EZ

£445,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented, fully renovated, detached property which is situated in the heart of the Paddox Estate in Hillmorton, one of Rugby's most desirable family suburbs.

This unique property offers versatile accommodation set over three floors to include a ground floor with living room, two bedrooms and a shower room. The first floor includes two further double bedrooms which are serviced by both a bathroom and shower room. The lower ground floor includes a stunning open plan kitchen dining room with a range of fitted appliances, utility room, WC and family room which over looks the rear garden.

This fantastic home is being offered to the market with no onward chain and can be viewed by appointment only with Edward Knight Estate Agents Regent Street office.

LOCATION

Hillmorton Road is a particularly sought after residential road situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Hillmorton Road falls within catchment for both Paddox Primary School and Ashlawn Secondary School.

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.

This property is less than 3 miles from Rugby railway



station and 49 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, the property is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

GROUND FLOOR

ENTRANCE HALL

14' 8" x 13' 4" (4.47m x 4.06m)

SHOWER ROOM

5' 6" x 7' 6" (1.68m x 2.29m)

SITTING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM THREE

15' 10" x 10' 5" (4.83m x 3.18m)



BEDROOM FOUR

13' 4" x 7' 8" (4.06m x 2.34m)

LOWER GROUND FLOOR

KITCHEN/DINER

22' 4" x 14' 0" (6.81m x 4.27m)

FAMILY ROOM

22' 0" x 7' 5" (6.71m x 2.26m)

UTILITY ROOM







11' 5" x 5' 5" (3.48m x 1.65m)

CLOAKROOM

4' 6" x 2' 7" (1.37m x 0.79m)

FIRST FLOOR

MASTER BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM TWO

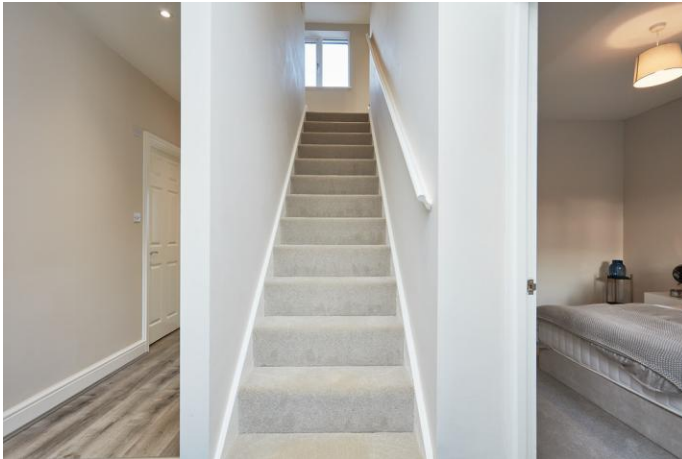
11' 9" x 10' 5" (3.58m x 3.18m)

FAMILY BATHROOM

6' 8" x 7' 9" (2.03m x 2.36m)

SHOWER ROOM

5' 0" x 6' 2" (1.52m x 1.88m)





| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |