



**EDWARD KNIGHT**  
ESTATE AGENTS

51 STANLEY ROAD, HILLMORTON, RUGBY, CV21 3UE

£595,000





## PROPERTY SUMMARY

A rare opportunity to purchase a four-bedroom property with double garage on one of Hillmorton's most popular roads. This fantastic, detached property is being offered for sale with no onward chain and boasts spacious accommodation over two floors. Occupying a corner plot with well-kept gardens and substantial off road parking.

The property is accessed via a porch which leads into a spacious entrance hall. A dog leg staircase provides access to the first floor whilst doors in all directions give access to the reception rooms and kitchen. The lounge is dual aspect and has a set of French patio doors which lead to the rear patio space. The dining room is full of character thanks to a stunning circular bay window which overlooks the fore-garden, there is also access to a private office with window and fireplace. A bright and airy kitchen breakfast room can be found at the rear of the property overlooking the garden, there are a range of integrated appliances as well as a breakfast bar and ample space for a separate table and chairs. The rear lobby provides access to several different areas including a boiler room, an outside utility space ideal for bin storage, a ground floor WC and the utility room.

The first floor has a spacious and bright landing space with windows overlooking the front and rear of the property. All four of the bedrooms are considered to be size-able and two have built in wardrobes. The master bedroom stands out from the rest thanks to its beautiful circular bay, which boasts wonderful views across a pretty tree lined street. The master bedroom also has an en-suite bathroom, whilst the huge family bathroom has both a bath and separate shower cubicle.

Thanks to a corner plot, the frontage of this property really is something to be admired. There are beautiful mature hedgerows, flower beds and a paved driveway accessed in between two brick pillars. There is parking



for several vehicles, turning space and access to the double garage.

The rear garden is stunning, we are confident this private retreat will be a huge pull for perspective buyers. There are an array of well stocked beds with a variety of perennial shrubs and different plants, climbing Hydrangeas, Michelmas Daisies, Buddleia and a Russian vine are just a few that can be found in the sunny rear garden.

#### ANNEXE/DRIVEWAY POTENTIAL

You will notice when looking at the floor plan that the layout of this property easily lends itself to an annexe conversion should perspective buyers require it. The dining room and study could easily be retained and joined to the utility area to create a spacious self-contained ground floor Annexe. Furthermore thanks to a second dropped curb outside the property, the Annexe could retain its own driveway or even create an in and out driveway for the entire property.

#### LOCATION

Stanley Road is a beautiful tree lined street which is situated on the Paddox estate in Hillmorton. The Paddox estate boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores, all of which are on the door step of this property.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddox Primary School, Abbotts farm Infant & Junior School and English Martyrs Catholic Primary 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, 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 as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

This property is less than 2 miles from Rugby railway station and 50 minutes from central London by train.







#### ENTRANCE HALL

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7' 2" x 11' 8" (2.18m x 3.56m)

#### LOUNGE

22' 6" x 14' 4" (6.86m x 4.37m)

#### DINING ROOM

16' 2" x 14' 10" (4.93m x 4.52m)

#### STUDY

9' 3" x 9' 6" (2.82m x 2.9m)

#### KITCHEN/BREAKFAST ROOM

15' 3" x 21' 2" (4.65m x 6.45m)

#### REAR LOBBY

#### UTILITY ROOM

8' 10" x 7' 1" (2.69m x 2.16m)

#### BOILER ROOM

#### CLOAKROOM

3' 2" x 5' 2" (0.97m x 1.57m)

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

12' 6" x 12' 4" (3.81m x 3.76m)

#### ENSUITE

9' 2" x 7' 5" (2.79m x 2.26m)

#### BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m)

#### BEDROOM THREE

14' 6" x 8' 2" (4.42m x 2.49m)

#### BEDROOM FOUR

14' 6" x 6' 2" (4.42m x 1.88m)

#### FAMILY BATHROOM

9' 8" x 11' 6" (2.95m x 3.51m)

#### OUTSIDE

#### DOUBLE GARAGE

27' 1" x 14' 7" (8.25m x 4.44m)



**Ground Floor**  
Approx. 137.0 sq. metres (1475.0 sq. feet)



**First Floor**  
Approx. 71.7 sq. metres (772.3 sq. feet)



Total area: approx. 208.8 sq. metres (2247.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC