



**EDWARD KNIGHT**  
ESTATE AGENTS

5 VERNON AVENUE, HILLMORTON, RUGBY, CV22 5HL







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique opportunity to purchase one of Vernon Avenue's sizeable, extended, semi-detached properties which occupies an enviable plot with driveway and perfectly kept rear garden.

This perfect family home is situated on a particularly pretty, tree lined road in the Heart of Hillmorton. The accommodation on offer includes a larger than normal entrance hall which boasts a bright and airy feel, beautiful dining room with bay window which overlooks the pretty street, extended living room with adjoining conservatory which overlooks the rear garden, extended and re-fitted kitchen with integrated appliances, three well proportioned bedrooms and a family bathroom.

Externally the property includes a spacious driveway for side-by-side parking and double opening gates for secure vehicular access to the side of the property. the rear garden is as beautiful as it is extensive, there is a modern patio and entertaining area, large timber framed shed and summerhouse with power and lighting, greenhouse and brick built compost stores. the lawned area is surrounded by mature planting and trees which have been particularly well-tended by the current occupiers.



Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.



## LOCATION

Vernon Avenue 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. Vernon Avenue 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, Paddox 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, Vernon Avenue 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.











#### ENTRANCE HALL

#### DINING ROOM

13' 1" x 11' 11" (3.99m x 3.63m)

#### EXTENDED LIVING ROOM

19' 9" x 11' 11" (6.02m x 3.63m)

#### CONSERVATORY

10' 2" x 9' 8" (3.1m x 2.95m)



#### EXTENDED KITCHEN

16' 5" x 7' 7" (5m x 2.31m)

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

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

#### BEDROOM TWO

11' 11" x 11' 7" (3.63m x 3.53m)

#### BEDROOM THREE

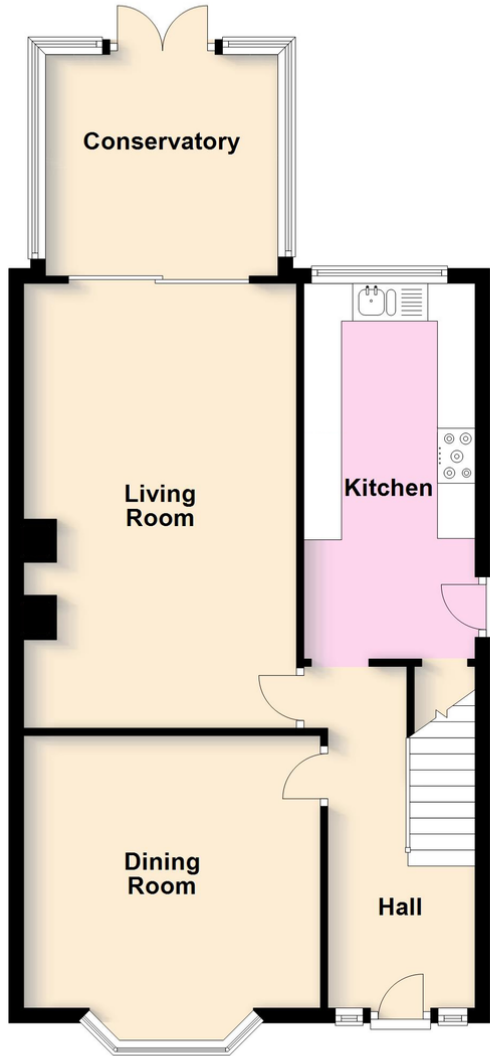
8' 4" x 7' 3" (2.54m x 2.21m)

#### FAMILY BATHROOM



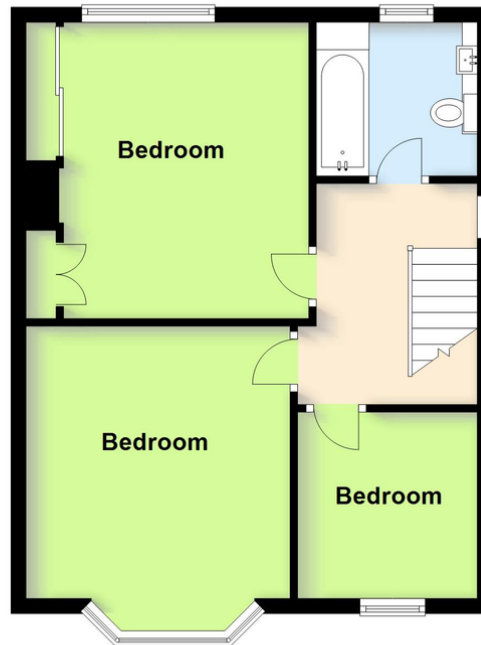
### Ground Floor

Approx. 67.6 sq. metres (727.5 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 113.9 sq. metres (1226.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		