



**EDWARD KNIGHT**  
ESTATE AGENTS

341 HILLMORTON ROAD, HILLMORTON, RUGBY, CV22 5EZ

£425,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this handsome 1920's detached home which is situated in Rugby's most popular suburb, Hillmorton. This fantastic family home occupies a generous plot with various outbuilding as well as rear vehicular access which includes secure/gated parking.

Thanks to the year of build, this spacious, double bay fronted home boasts particularly large reception rooms and bedrooms with high ceilings and tall skirtings throughout the accommodation. The ground floor in brief includes a bright and welcoming entrance hall, sitting room with beautiful bay window and feature fireplace, open plan (dual aspect) living dining room with further feature fire and bay window, kitchen breakfast room with fitted appliances and a wonderful view of the rear garden, rear lobby with adjoining ground floor WC and access to the garage/storage room. The first floor boasts three large double bedrooms which are serviced by a fantastic family bathroom with roll top bath and separate walk-in shower.



Externally the property benefits from a gated front garden with hedgerows, shared side driveway providing vehicular and pedestrian access to the rear garden which includes a secure parking area. The rear garden is perfect for relaxing and entertaining, there is a good size lawned area with mature planting, sizeable paved patio area, two further covered seating/entertaining areas and two further brick-built storage rooms.



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

### 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.











## ENTRANCE HALL

## LIVING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

## DINING ROOM

12' 9" x 12' 1" (3.89m x 3.68m)

## SITTING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

## KITCHEN BREAKFAST ROOM

15' 10" x 11' 5" (4.83m x 3.48m)

## REAR LOBBY

## GROUND FLOOR WC



## FIRST FLOOR

## LANDING

## MASTER BEDROOM

15' 3" x 13' 10" (4.65m x 4.22m)

## BEDROOM TWO

14' 10" x 11' 5" (4.52m x 3.48m)

## BEDROOM THREE

14' 0" x 12' 10" (4.27m x 3.91m)

## FAMILY BATHROOM

9' 3" x 8' 1" (2.82m x 2.46m)

## GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		