



EDWARD KNIGHT
ESTATE AGENTS

23 WAVERLEY ROAD, HILLMORTON, RUGBY, CV21 4NN

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented two double bedroom semi-detached bungalow, ideally situated in the highly sought-after area of Hillmorton, Rugby.

This attractive home offers well-proportioned and thoughtfully presented accommodation, briefly comprising a spacious, light-filled entrance hall, a comfortable lounge with feature fireplace, and a stylish fitted kitchen.

Externally, the property enjoys an attractive front garden, predominantly laid to lawn, together with a generous driveway providing ample off-road parking. To the rear, the home boasts a beautifully maintained and generously sized private garden, offering an excellent space for outdoor entertaining, relaxing, or keen gardening enthusiasts. Predominantly laid to lawn with plenty of scope for planting, seating areas, or further landscaping, it provides a wonderful extension of the living space and a perfect setting to enjoy throughout the seasons.



Viewings for this residence are strictly by appointment through Edward Knight Estate Agents, Regent Street office.

LOCATION

Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences.

Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway station, which provides swift and direct rail links to central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

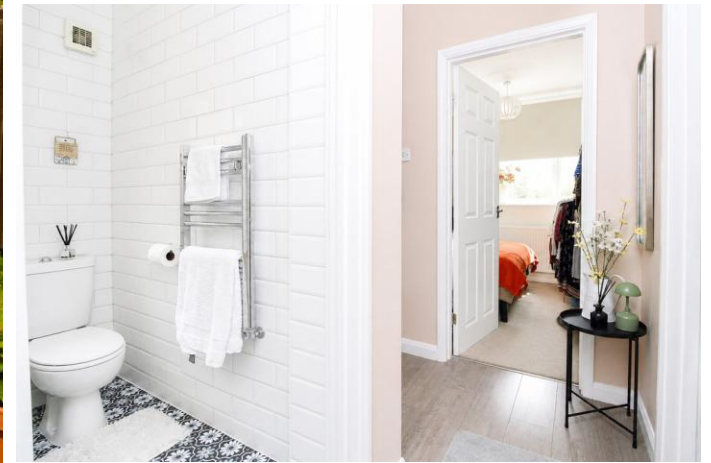
Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.



Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.

For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside.





Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure and recreation. One particularly charming local feature is Hillmorton's 'Locks'-a picturesque canal-side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.

In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

ENTRANCE HALL

9' 11" x 9' 4" (3.02m x 2.84m)

LIVING ROOM

14' 4" x 11' 10" (4.37m x 3.61m)

KITCHEN

8' 3" x 9' 4" (2.51m x 2.84m)

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)

BEDROOM ONE

12' 11" x 11' 10" (3.94m x 3.61m)

BEDROOM TWO

9' 5" x 9' 4" (2.87m x 2.84m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		