



EDWARD KNIGHT
ESTATE AGENTS

5 BROWNING ROAD, HILLMORTON, RUGBY, CV21 4BT

£275,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this generously proportioned and well-maintained semi-detached bungalow, ideally situated on a quiet and established residential road on the edge of Hillmorton. This desirable location offers a peaceful environment while being within close reach of a range of local amenities, public transport links, and the scenic countryside walks that Hillmorton is so well known for. The property is offered with no onward chain, making it an ideal opportunity for those looking to downsize or move into a home that is ready to enjoy from day one.

Thoughtfully laid out, the accommodation comprises an enclosed entrance porch which leads into a wide and welcoming hallway. This provides access to the principal rooms of the home, all designed with comfort and accessibility in mind. The spacious living/dining room is bright and inviting, featuring a charming fireplace that adds warmth and character to the space - ideal for relaxing or entertaining guests in a homely setting.

The kitchen/breakfast room is both practical and well-presented, with fitted appliances and a pleasant outlook over the rear garden. It provides ample room everyday living, making it a sociable and functional area. Two well-sized double bedrooms offer flexible accommodation, whether used for sleeping quarters, hobbies, or visiting family. The bathroom has recently been refurbished and has been specifically designed with the needs of elderly residents in mind, offering safety, convenience, and a modern finish.



Externally, the property has been adapted for step-free access, with a ramp leading to the rear of the home. The rear garden is beautifully maintained and features several slabbed patio areas, perfect for enjoying fresh air and sunshine with minimal upkeep. A generous lawn offers additional outdoor space for those with green fingers, while a summer house provides a peaceful retreat or hobby room.

Further enhancing the appeal of this home is a separate outside WC, a sizeable workshop ideal for storage or light DIY projects, and a single detached garage. The property is approached via a wide driveway offering ample off-road parking for multiple vehicles, providing both convenience and peace of mind for residents and their visitors.

This is a rare opportunity to acquire a larger-than-average bungalow in a quiet and desirable location, offering both space and thoughtful features tailored to later-life living. Whether you are looking to downsize or simply enjoy single-storey living in comfort, this home is sure to impress.

To arrange a private viewing, please contact Edward Knight Estate Agents at our Regent Street office. Viewings are strictly by appointment only.

LOCATION

This property is located in the heart of one of Rugby's most desirable residential areas, Lower Hillmorton. The location offers a wealth of amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a stone's throw away),



hardware store, pharmacy, beauticians, hairdressers, veterinary practice, and a selection of eateries and bespoke stores. Excellent transport links are provided via nearby bus routes, offering easy access into Rugby town centre and its retail parks.

Families are particularly well served, with outstanding schooling options nearby. These include the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and Hillmorton Primary School (rated Outstanding by Ofsted). Other excellent local schools include Paddock





Primary School, Abbots Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The world-renowned Rugby School is also just a short drive away.

For leisure and outdoor enthusiasts, the property sits on the edge of Hillmorton's beautiful countryside, offering an extensive network of public footpaths and scenic cross-country walks. Hillmorton's famous Locks provide a charming canal-side setting, with refreshments available and the opportunity to explore the picturesque canal walkways.

Conveniently located, this property is less than 2 miles from Rugby railway station, providing direct trains to central London in under 50 minutes. Rugby town centre is also within easy reach, offering a growing and diverse range of independent shops, bars, restaurants, and an exciting variety of food outlets serving world cuisine.

ENTRANCE PORCH

2' 1" x 4' 2" (0.64m x 1.27m)

ENTRANCE HALL

15' 4" x 4' 3" (4.67m x 1.3m)

LIVING/DINING ROOM

18' 5" x 12' 2" (5.61m x 3.71m)

KITCHEN/BREAKFAST ROOM

10' 9" x 13' 6" (3.28m x 4.11m)

MASTER BEDROOM

13' 2" x 11' 1" (4.01m x 3.38m)

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m)

FAMILY BATHROOM

5' 5" x 8' 5" (1.65m x 2.57m)

OUTSIDE WC

3' 2" x 4' 4" (0.97m x 1.32m)

GARAGE

17' 1" x 9' 2" (5.21m x 2.79m)

WORKSHOP

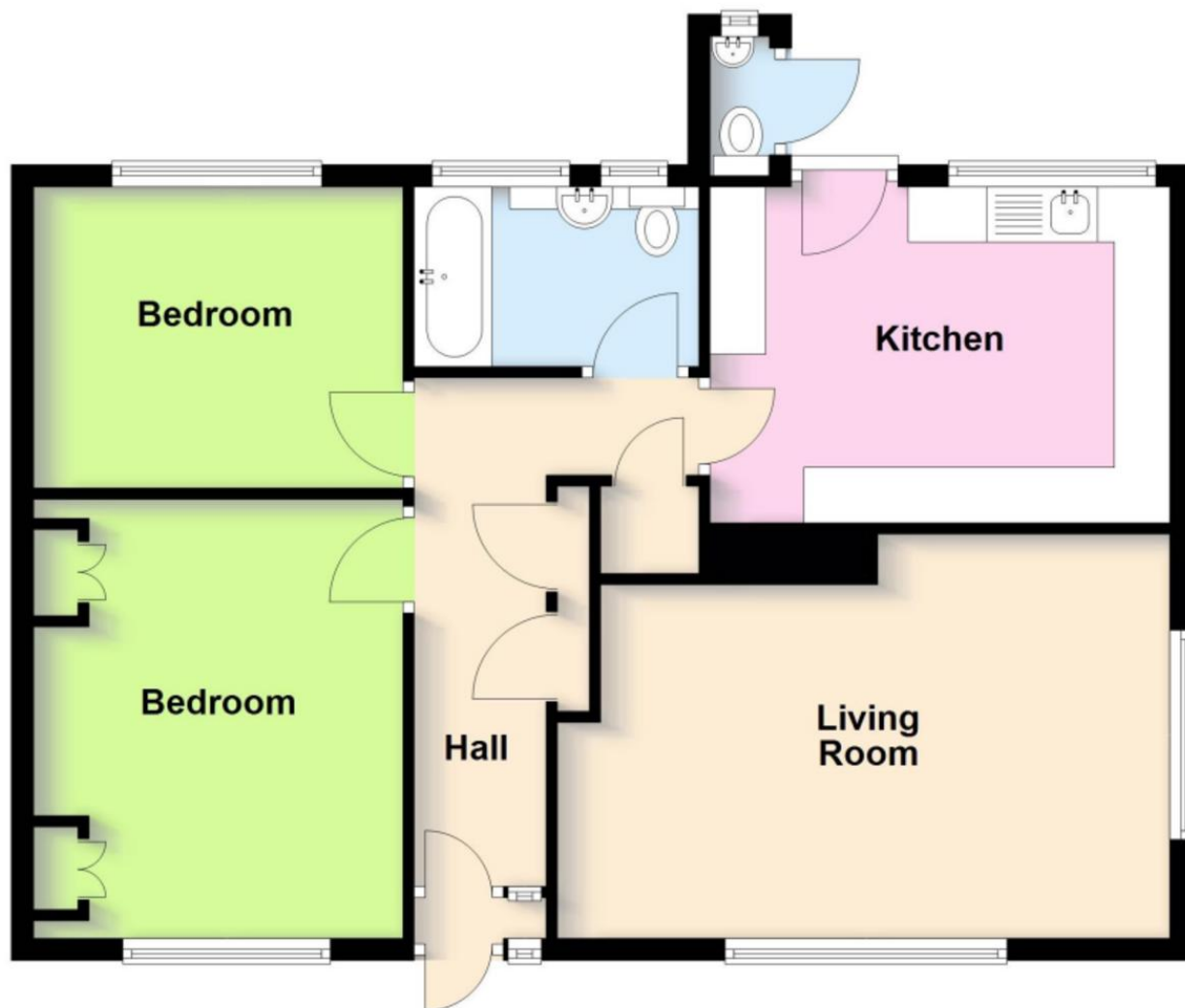
10' 4" x 8' 10" (3.15m x 2.69m)

SUMMERHOUSE

6' 1" x 7' 6" (1.85m x 2.29m)

Ground Floor

Approx. 70.2 sq. metres (755.6 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 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		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		