

32 Edgecote Close, Rugby, Warwickshire, CV21 4JU

HOWKINS & HARRISON

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Guide Price: £275,000

Situated in a quiet cul-de-sac within the popular residential area of Lower Hillmorton, this three-bedroom semi-detached home occupies a generous plot, with gardens extending to the side offering excellent potential for extension or further development, subject to the necessary planning permissions and consents. The property boasts a spacious open plan sitting/dining/family room, ideal for modern family living, whilst further benefits include a private rear garden, a versatile studio, off-road driveway parking and a single garage.



Features

- Popular residential location
- Situated in a quiet cul-de-sac
- Generous plot
- Private rear garden
- Studio and two garden sheds
- Three bedrooms
- Open plan kitchen/dining/family room
- Driveway parking for numerous vehicles
- Single garage





Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent high speed train service to London Euston which takes just under 50 minutes.



Ground Floor

The property is accessed via a side entrance porch, providing a practical space for coats and shoes, which leads into a welcoming hallway with stairs rising to the first floor and doors leading to the ground floor accommodation. The heart of the home is the spacious, open-plan sitting/dining/family room, offering a versatile layout with ample room for both a comfortable seating area and a family dining table and chairs. Sliding patio doors allow natural light to flood the room and provide direct access to the rear garden, whilst an additional glazed door opens to the side of the property. The kitchen enjoys a light and airy feel, courtesy of dual-aspect windows which overlook the front aspect, and is fitted with a range of oak-fronted wall and base units, complemented by integrated appliances including a double oven, gas hob and extractor hood. There is also ample space and plumbing for additional freestanding appliances.









First Floor

The first floor accommodation comprises three well-proportioned bedrooms, two of which are doubles benefiting from built-in wardrobes, together with a family shower room. Bedrooms one and three enjoy pleasant views over the rear garden, whilst bedroom two is positioned to the front of the property. The shower room is fitted with a corner shower enclosure, wash hand basin and WC, complemented by partially tiled walls.

Outside

To the front of the property, a block-paved driveway provides off-road parking and leads to a single garage. The driveway extends along the side of the house, providing access to the entrance porch and a wrought iron gate opening into the rear garden. An attractive front garden is predominantly laid to lawn, complemented by established planting. The delightful rear garden extends around the side of the property and enjoys a good degree of privacy, with mature trees providing natural screening. A paved patio offers the perfect setting for outdoor dining, entertaining or simply relaxing, whilst the remainder of the garden is mainly laid to lawn with established planted borders. Further benefits include two useful garden sheds providing additional storage, together with a versatile detached studio incorporating two storage rooms. This flexible space offers excellent potential for a variety of uses, including a home office, hobby room or creative workspace.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





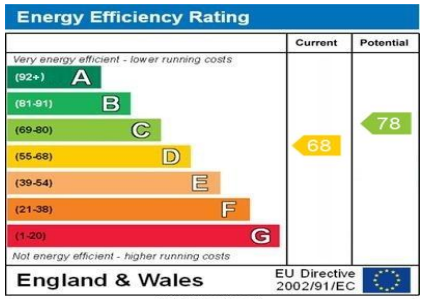


Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

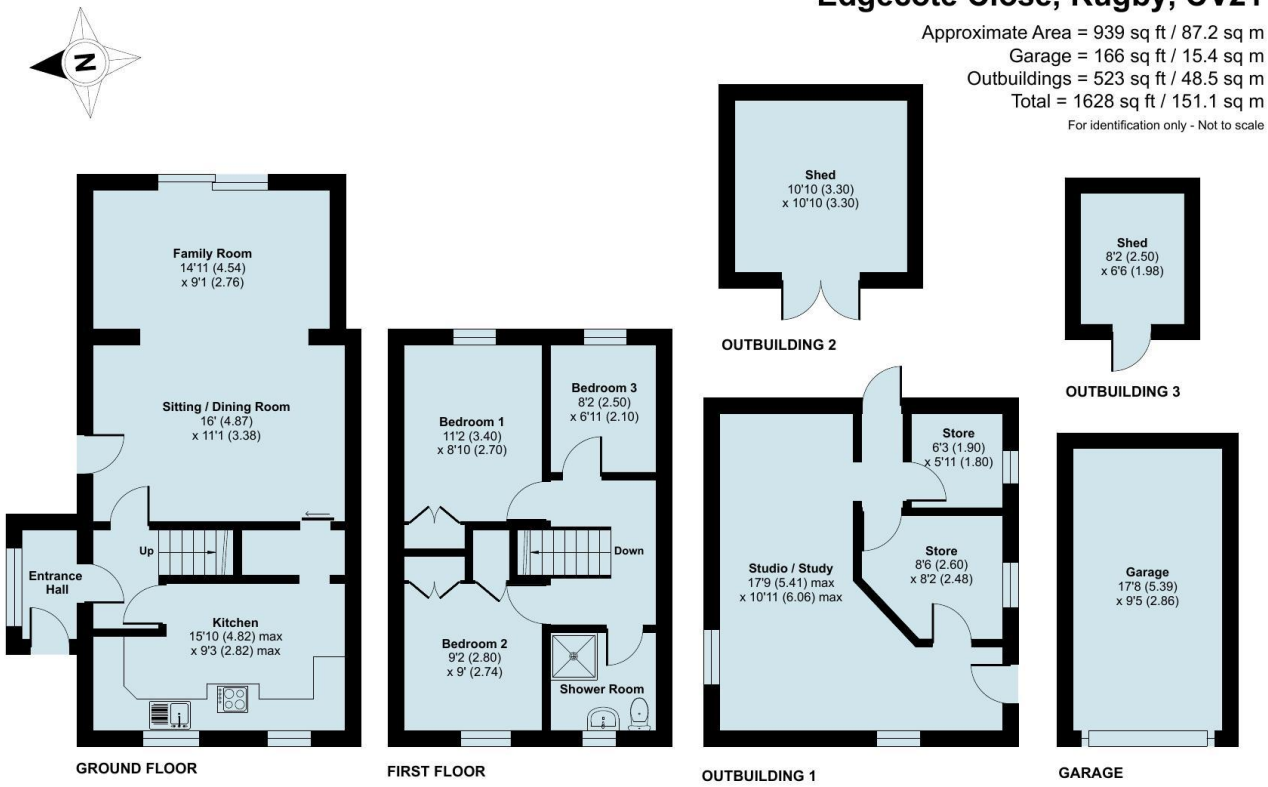
Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



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Approximate Area = 939 sq ft / 87.2 sq m
Garage = 166 sq ft / 15.4 sq m
Outbuildings = 523 sq ft / 48.5 sq m
Total = 1628 sq ft / 151.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1542614

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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