EDWARD KNIGHT
ESTATE AGENTS

1 CONSTABLE ROAD, RUGBY, CV21 4DF

£360,000 (OFFERS OVER)









PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this beautifully presented three double bedroom detached bungalow, located in the highly sought-after area of Hillmorton, Rugby.

The accommodation briefly comprises a spacious, bright and airy entrance hall, a comfortable lounge with feature fireplace, a refitted kitchen with integrated appliances, a separate utility room, and a dining room. There are three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate family bathroom fitted with a modern three-piece suite.

Further benefits include uPVC double glazing and gas-fired central heating throughout.

Externally, the property offers a front garden mainly laid to lawn with established borders, along with a driveway providing ample off-road parking. To the rear, there is additional secure parking, ideal for a motorhome or caravan, as well as a low-maintenance garden and a garden room.

Early viewing is highly recommended. Please contact Edward Knight to arrange your appointment for the Open House on Saturday 25th April.

LOCATION

Hillmorton – A Thriving Suburb Offering Excellent Amenities and Outstanding Connectivity

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.

Outstanding Education Opportunities
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
15' 1(max)" x 8' 2" (4.6m x 2.49m)

LOUNGE
17' 1" x 11' 1" (5.21m x 3.38m)

KITCHEN
14' 1" x 9' 1" (4.29m x 2.77m)

UTILITY ROOM
7' 10" x 4' 1" (2.39m x 1.24m)

DINING ROOM
12' 1" x 8' 10" (3.68m x 2.69m)

BEDROOM
17' 1" x 11' 1" (5.21m x 3.38m)

ENSUITE
10' 10" x 5' 1" (3.3m x 1.55m)

BEDROOM
12' 1" x 11' 11" (3.68m x 3.63m)

BEDROOM
12' 0" x 10' 0" (3.66m x 3.05m)

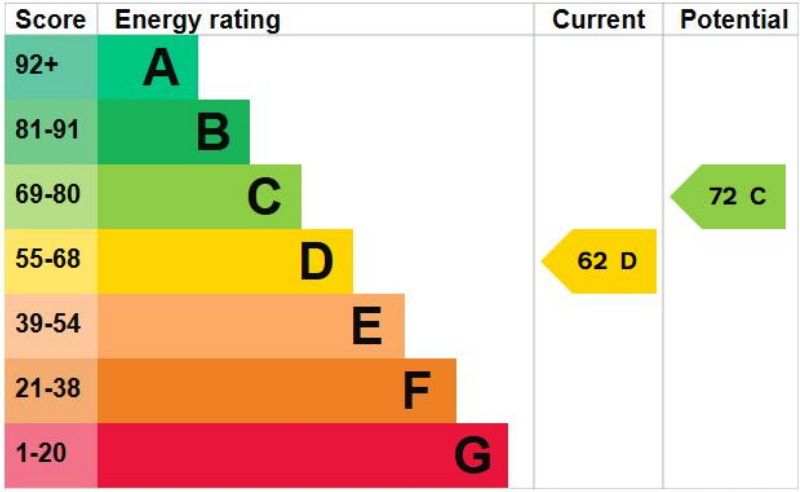
BATHROOM
8' 0" x 7' 1" (2.44m x 2.16m)

GARDEN ROOM
8' 10" x 7' 1" (2.69m x 2.16m)



Total area: approx. 118.1 sq. metres (1271.4 sq. feet)

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements