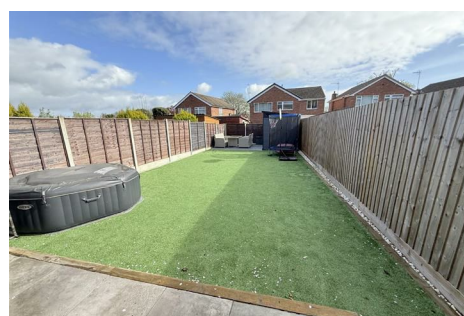


**46 School Street  
Hillmorton  
RUGBY  
CV21 4BN  
£367,500**



- **EXTENDED THREE BEDROOM PROPERTY**
- **UTILITY ROOM**
- **EN-SUITE SHOWER**
- **OFF ROAD PARKING**
- **STUDY/OFFICE**
- **OPEN PLAN LIVING/KITCHEN/DINER**
- **GROUND FLOOR SHOWER ROOM**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This beautifully extended and modernised family home offers generous, versatile living in a sought-after Hillmorton location. A welcoming entrance hall leads to the lounge, a comfortable and inviting space ideal for everyday relaxation. Beyond this, the impressive six-metre rear extension creates a light and airy open-plan family area with under floor heating and air conditioning, seamlessly incorporating contemporary kitchen fittings and offering an effortless setting for cooking, dining and social time. A practical utility room and a dedicated study support modern living, while a stylish downstairs shower room completes the ground floor. Upstairs, the property provides three well-proportioned bedrooms. Bedroom one enjoys its own ensuite shower room, while the remaining bedrooms are served by a refitted family bathroom, all finished with a fresh, modern feel.

Externally, the home offers excellent kerb appeal with off-road parking for several vehicles to the front. The rear garden has been designed for low-maintenance enjoyment, featuring astro turf, an enclosed boundary and a smart patio area perfect for outdoor dining. UPVC double glazing and contemporary fittings throughout enhance comfort and efficiency.

Hillmorton remains one of Rugby's most desirable areas, known for its welcoming community and relaxed pace of life. Local shops, friendly pubs and generous green spaces create a village-like atmosphere, while respected schools serve all age groups. Excellent transport links make daily life effortless, with regular bus services, swift access to the motorway network, and Rugby town centre and Railway Station just a five-minute drive away. From here, direct mainline services reach London Euston in under 50 minutes and Birmingham New Street in around 30, making the location ideal for commuters and families alike.

Hillmorton blends charm, connectivity and modern convenience — a place where everyday living feels easy and enjoyable.

### **Accommodation Comprises**

Entry via composite door with obscure leaded effect double glazed panels into:

#### **Entrance Hall**

LVT flooring. Built in storage cupboards. Two obscure double glazed windows to side. Contemporary radiator. Downlights. Stairs rising to first floor. Door too:

#### **Sitting Room**

Double glazed bay window to front. Feature fireplace with electric fire. Double radiator. Media point. Coving to ceiling.

#### **Open Plan Kitchen / Dining / Family Room**

35'5" x 18'4" (10.81m x 5.61m)

Underfloor heating.

#### **Kitchen Area**

Refitted with a range of contemporary base and eye level units. Quartz work surfaces. Inset sink with mixer tap over. Intergrated double fridge. Integrated double freezer. Built in oven with grill, and microwave. Induction hob. Extractor. Two wine coolers. Breakfast bar. Integrated dishwasher. Double radiator. LVT flooring, under floor heating. Doors off to study, utility, and shower room.

#### **Dining Area**

Double glazed Velux windows. Radiator. Under floor heating and air conditioning.

## **Family Area**

Bifold double glazed doors. Under floor heating. Electric blinds.

## **Study**

11'4" x 4'3" (3.47m x 1.31m)

Two double glazed velux windows. Underfloor heating. Radiator.

## **Utility Room**

Double glazed Velux window. Eye level units Work surface space with Inset sink. Space and plumbing for a washing machine. Space for a tumble dryer. Radiator. Extractor fan.

## **Shower Room**

Walk in shower with mixer shower. Vanity unit with inset wash and basin. Low flush w.c. with concealed cistern. LVT flooring. Contemporary radiator. Extractor.

## **First Floor Landing**

Access to loft space. Radiator. Doors off to bedrooms and bathroom.

## **Bedroom One**

14'1" x 9'10" (4.30m x 3.01m)

Double glazed window to the front. Double radiator with thermostat control. Built in wardrobes. Door to:

## **Ensuite Shower Room**

Shower cubicle with electric shower. Vanity inset sink unit. Low level w.c. with concealed cistern. Tiled splash backs. Tiled floor. Radiator. Obscure double glazed window to side elevation.

## **Bedroom Two**

10'8" x 10'5" (3.26m x 3.18m)

Double glazed window to side. Radiator.

## **Bedroom Three**

8'0" x 7'10" (2.45m x 2.40m)

Double glazed window to the rear. Radiator.

## **Bathroom**

Panelled bath with shower over, vanity inset wash hand basin, low flush w.c. Tiling to splash areas. Ladder radiator. Tiled floor. Obscure double glazed window to rear elevation.

## **Front Garden**

Off road parking for several vehicles. Fencing to boundaries.

## **Rear Garden**

Low maintenance garden with astro turf and patio. Enclosed by timber fencing.

## **Agents Note**

Council Tax Band: B

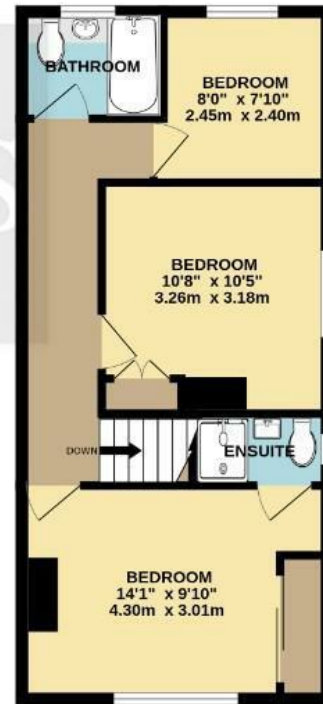
Energy Efficiency Rating: C





GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.

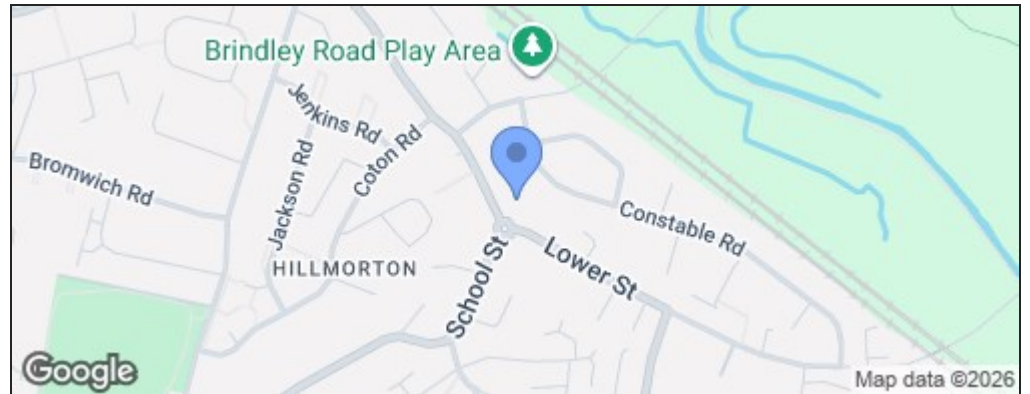
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.