



33 Millfields Avenue, Rugby, Warwickshire, CV21 4HJ

HOWKINS &  
HARRISON

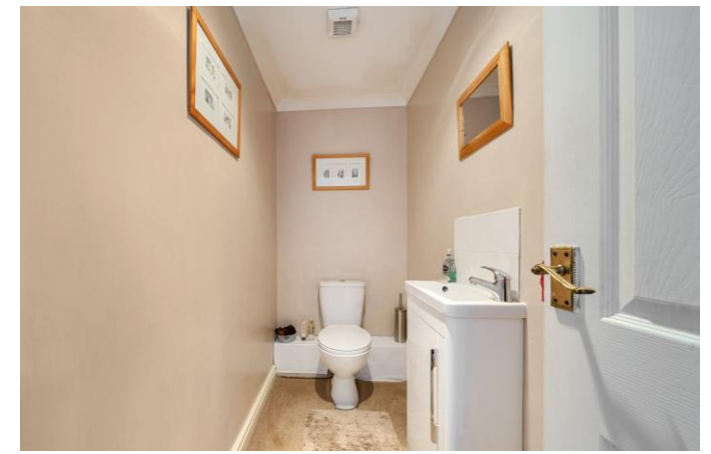
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Guide Price: £475,000

Located in the sought-after area of Hillmorton, Rugby this immaculate detached property offers a perfect blend of comfort and style, with four well-proportioned bedrooms, including a principal bedroom complete with an en-suite bathroom. The property boasts three spacious and inviting reception rooms, providing ample space for both relaxation and entertaining. Each room is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The property occupies a generous corner plot, with gardens both front and rear, which are a true highlight and provide a delightful outdoor space for gardening, along with dining and entertaining. The added benefit of a garage and driveway parking offer convenience for multiple vehicles.

### Features

- Sought after location
- Occupying a corner plot
- Four well proportioned bedrooms
- Principal bedroom with en-suite
- Bedroom with dressing room and storage area
- Three reception rooms
- Downstairs cloakroom
- Brick-built outbuilding/store
- Generous and well maintained rear garden
- Single garage and off-road driveway parking



## Location

The property is located in the heart of 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 out of town retail parks, a selection of High Street stores and an independent shopping quarter 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 rail service to London Euston which takes just under 50 minutes.



## Ground Floor

The property is entered via a practical enclosed porch, leading into a welcoming entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. To the front of the property, the elegant dining room benefits from a large bay window, allowing an abundance of natural light to flood the space. Double doors open through to the breakfast room, a bright and versatile space featuring French doors with glazed side panels that provide delightful views over, and direct access to the rear garden. The breakfast room also provides access to a convenient ground-floor cloakroom, fitted with a WC and wash hand basin, as well as the spacious sitting room. This impressive reception room benefits from dual-aspect windows, with a large bay window to the front and an additional side window creating a wonderfully light and airy atmosphere. A charming gas fireplace serves as an attractive focal point, adding warmth and character to the room. Adjacent to the breakfast room, the well-appointed kitchen overlooks the rear garden and is fitted with a modern range of wall and base units, offering ample cupboard and drawer storage. A stylish dresser unit with glazed display cabinets provides additional storage and display space. The kitchen also offers space for a range-style cooker with extractor hood above, together with plumbing and space for a washing machine and dishwasher, as well as room for a freestanding fridge.





## First Floor

The first floor offers four well-proportioned bedrooms and a stylish family bathroom. The impressive principal bedroom enjoys a front-facing position and is filled with natural light from a large bay window. This generous room benefits from a comprehensive range of fitted wardrobes and a contemporary en-suite shower room, beautifully appointed with a large walk-in shower enclosure, floating vanity unit with wash hand basin, WC, and attractive wall and floor tiling. Bedroom two is a spacious double room overlooking the rear garden and features fitted wardrobes, together with access to a useful dressing room. This versatile space benefits from under-eaves storage cupboards and a Velux window, and offers excellent potential to create an additional en-suite bathroom, subject to the necessary consents. Bedrooms three and four are both well-proportioned rooms, with bedroom three enjoying views over the rear garden and benefitting from built-in wardrobes, whilst bedroom four is situated to the front of the property. Completing the accommodation is the modern family bathroom, fitted with a contemporary white suite comprising a panelled bath, pedestal wash hand basin, WC and a chrome heated towel radiator.

## Outside

To the front, the property is enclosed by a low-level brick wall with wrought iron gate, leading via a paved pathway to the front entrance. The front garden has been thoughtfully designed for ease of maintenance and is beautifully stocked with a variety of mature plants, shrubs and seasonal flowers, creating an attractive first impression. The generous rear garden is a particular feature of the property, offering a private and well-established outdoor space ideal for families and keen gardeners alike. Predominantly laid to lawn, the garden is bordered by mature planting that provides colour and interest throughout the year. A substantial paved terrace extends across the width of the property, creating an excellent space for outdoor dining and entertaining. Steps lead down to a further seating area, complete with a large wooden pergola, providing a wonderful setting for relaxing and enjoying the garden. Additional features include a productive vegetable garden, a greenhouse and a useful brick-built outbuilding, offering excellent storage solutions. The garage is situated to the side of the property and is accessed via Lyndhurst Road. A private driveway located directly in front of the garage provides convenient off-road parking.





## Viewing

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

## Fixtures and Fittings

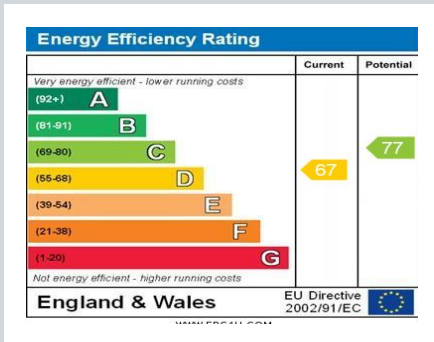
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

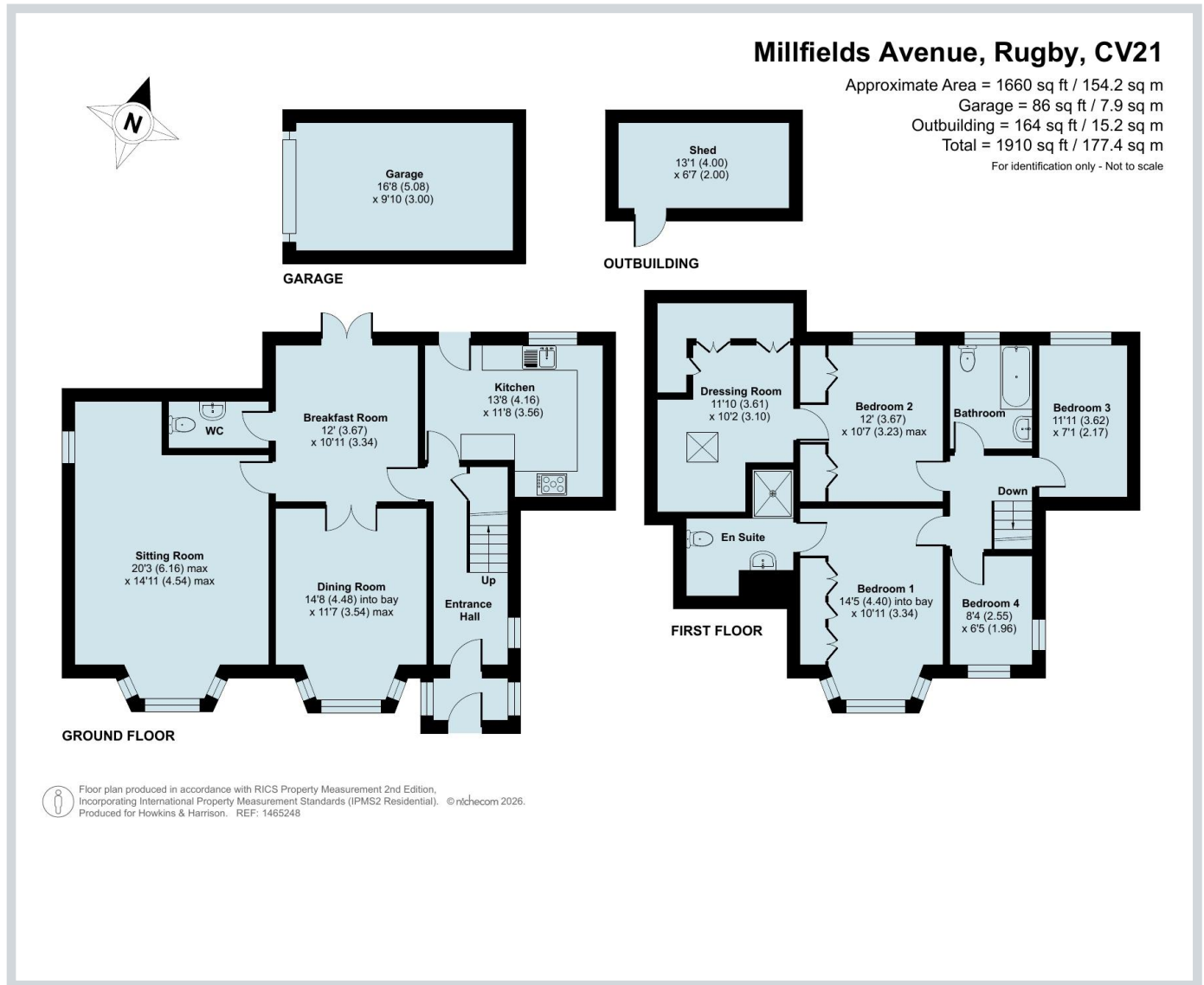
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.



## Howkins & Harrison

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