179 Lower Hillmorton Road
Hillmorton
RUGBY
CV21 3TR

Guide Price £420,000

- FOUR BEDROOM SEMI DETACHED
- SEPARATE RECEPTION ROOMS
- LOFT CONVERSION WITH ENSUITE
- STORAGE GARAGE
- DESIRABLE LOCATION
- FITTED KITCHEN
- CONSERVATORY
- OFF ROAD PARKING FOR THREE CARS
- OPEN VIEWS TO REAR
- ENERGY EFFICIENCY RATING D

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A FOUR bedroom semi detached home set between Rugby Town Centre and Hillmorton, offering a generous and well balanced layout arranged over three floors. The accommodation begins with an entrance hall leading to a comfortable lounge, a separate dining room and a bright conservatory that opens onto the garden. The fitted kitchen provides good storage and workspace, and a ground floor wc adds everyday convenience.

The first floor features three bedrooms together with a family bathroom, while the second floor offers a superb additional bedroom with its own ensuite, ideal for guests, older children or anyone seeking a private retreat.

Outside, the property enjoys a front garden with off road parking for several vehicles, a storage garage and an enclosed rear garden that benefits from open views and is not overlooked, creating a peaceful and private outdoor space.

The location is a major advantage. Eastlands Primary School is just a five minute walk away, and Rugby offers an impressive choice of further state and independent schooling including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and the world famous Rugby School.

Transport links are excellent, with straightforward access to the A14, A5, M1, M6 and M45. Rugby Railway Station provides fast mainline services to London Euston in under an hour and Birmingham New Street in under forty five minutes, making this an ideal setting for commuters as well as families.

Accommodation Comprises
Entry via composite door into:

Entrance Hall
Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors off to cloakroom, lounge/dining room and kitchen.

Cloakroom / W.C.
With wall mounted wash hand basin and low level w.c.

Lounge
13'11" x 12'8" (4.26m x 3.87m)
Bay window to front aspect. Feature fireplace with hearth. Radiator.

Dining Room
12'5" x 12'4" (3.80m x 3.76m)
French doors leading into conservatory. Radiator.

Conservatory
12'11" x 12'6" (3.94m x 3.83m)
French doors opening to rear garden. Radiator. Laminate flooring. Door to kitchen.

Kitchen
17'10" x 10'3" (5.46m x 3.13m)
Fitted with a range of modern high gloss base and eye level units with breakfast bar and work surface space incorporating a sink and drainer unit with mixer tap over. Range gas cooker with extractor over. Integrated dishwasher. Space and plumbing for a washing machine and tumble dryer. Space for an American style fridge/freezer. Wall mounted boiler. Bay window to side aspect. Further skylight window.

First Floor Landing
Stairs rising to second floor. Window to side. Radiator. Doors off to bedrooms and bathroom.

Bedroom One
12'8" x 11'5" (3.87m x 3.50m)
Bay window to front aspect. Built in wardrobes. Radiator.

Bedroom Two
12'5" x 12'5" (3.80m x 3.80m)
Window to rear aspect. Built in wardrobe. Storage cupboard. Radiator.

Bedroom Three
9'3" x 7'6" (2.84m x 2.30m)
Window to rear aspect. Storage cupboard. Radiator.

Bathroom
With suite to comprise; bath with electric shower and shower screen, pedestal wash hand basin and low level w.c. Radiator. Extractor fan. Windows to both front and side elevations.

Second Floor Landing
Three windows. Door to:

Bedroom Four
14'2" x 12'7" (4.34m x 3.85m)
Four velux windows to rear elevation. Velux window to front elevation. Storage cupboard. Further eaves storage cupboards. Doorway through to ensuite.

Ensuite
With suite to comprise; shower cubicle, pedestal wash hand basin and low level w.c. Extractor fan.

Front Garden
Block paved driveway providing off road parking for several vehicles. Double gates leading to rear. Area laid to gravel. Dwarf walls and timber fencing to boundaries.

Garage
With up and over style door. Divided into two rooms. Power and light connected. Ideal for storage.

Rear Garden
A well maintained garden mainly laid laid to lawn with planted borders. Patio area adjacent to the rear of the property. Further covered patio area providing privacy for a hot tub. Pathway leading to further paved area with Garden shed. Timber fencing to boundaries. The garden has open views and is not overlooked to the rear.

Agents Note

Council Tax Band: C
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

That's how
I ROLL

I DON'T
SNORE

TOTAL FLOOR AREA : 1379 sq.ft. (128.2 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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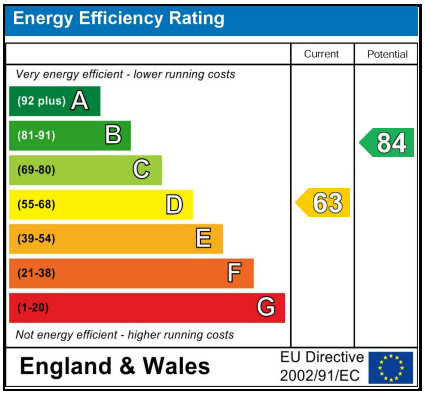

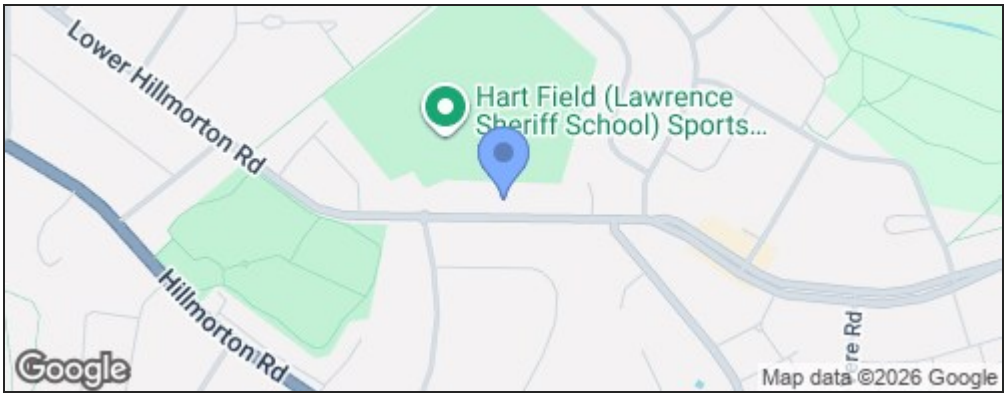

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