

1 Tennant Close, Hillmorton, Rugby, Warwickshire, CV21 3UH

HOWKINS & HARRISON

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Guide Price: £560,000

Situated within a popular residential area of Hillmorton, this four-bedroom detached family home occupies a generous corner plot and offers spacious and versatile accommodation arranged over two floors. The property benefits from four well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a generous sitting room. Externally, a spacious driveway to the side of the property provides ample off-road parking and leads to a double garage positioned toward the rear of the house.

Features

- Occupying a generous corner plot
- Popular residential location
- Detached family home
- Four double bedrooms
- Principal bedroom with en-suite
- Family bathroom
- Generous sitting room
- Separate dining room
- Utility room and downstairs cloakroom
- Good sized rear garden
- Ample driveway parking
- Double garage to rear
- Additional parking available in the car park shared by Grange Bowling Club and Tennant Close residents







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 Hillmorton Primary School and Abbotts Farm, with secondary schooling at Ashlawn, all 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 rail service with trains to London Euston which takes just under 50 minutes.





Ground Floor

The property is approached via an entrance porch, which leads through to a welcoming entrance hall, providing access to the ground floor accommodation. A staircase rises to the first floor, with a useful storage cupboard beneath, whilst a convenient downstairs cloakroom is fitted with a wash hand basin and WC. The generously proportioned sitting room extends from the front to the rear of the property, creating a bright and spacious living area. Patio doors, flanked by glazed side panels, allow natural light to flood the room and provide direct access to the rear garden. An attractive feature fireplace with inset gas fire provides a charming focal point. Positioned to the front of the property, the separate dining room benefits from a large window and wood-effect flooring, offering an ideal space for both everyday dining and entertaining. Overlooking the rear garden, the kitchen is fitted with a comprehensive range of oak-fronted wall and base units, providing ample cupboard and drawer storage. Integrated appliances include a gas hob with extractor hood above and a double oven, whilst additional space and plumbing are provided for a dishwasher, along with space for a freestanding fridge/freezer. An adjoining utility room offers further fitted storage, space and plumbing for additional appliances, and houses the boiler. A door from the utility room provides convenient access to the outside.






KEEP
CALM
AND
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ON



First Floor

To the first floor, the accommodation offers four well-proportioned double bedrooms, a family bathroom and a useful airing cupboard. The spacious principal bedroom is situated to the front of the property and benefits from a range of built-in wardrobes and a private en-suite bathroom, fitted with a panelled bath with shower over, a vanity unit incorporating a wash hand basin and a WC. The three remaining bedrooms are all comfortable doubles, offering flexibility for family living, guests or home working. Bedroom two enjoys a front-facing aspect, whilst bedrooms three and four overlook the rear garden. Completing the first-floor accommodation is the family bathroom, comprising a panelled bath, wash hand basin inset within a vanity unit with useful storage beneath, and a WC.

Outside

To the front of the property a central pathway, with lawn either side, leads to the main entrance. The generously sized rear garden is predominantly laid to lawn and extends around to the side of the property, where it is enclosed by attractive brick walling. Established planted borders and mature trees provide a pleasant outlook and a good degree of privacy. Immediately adjoining the sitting room, and accessed via patio doors, is a raised decked seating area with a pergola above, providing an ideal setting for outdoor dining and entertaining. Positioned towards the rear of the garden, a timber summer house provides a versatile space for relaxation, hobbies or simply enjoying the garden surroundings. A driveway to the side of the property offers ample off-road parking and leads to the double garage.

Agents Note

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





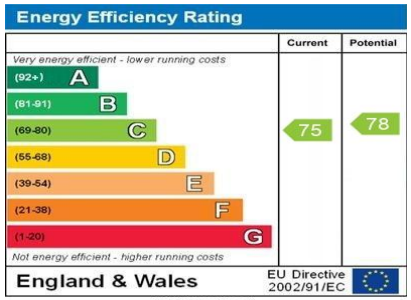


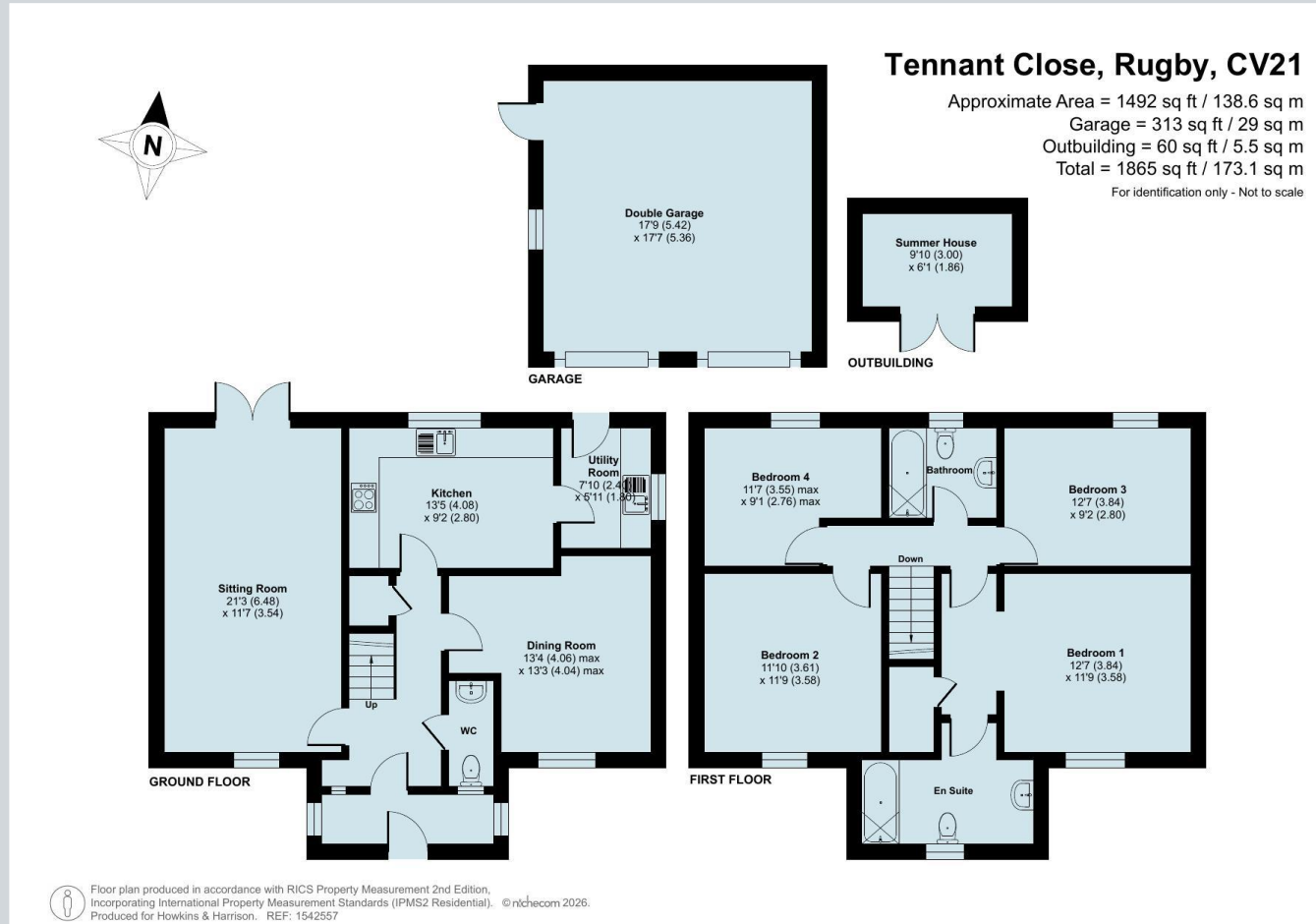
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

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 – F.





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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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