

**33 Hart Close  
Hillmorton  
RUGBY  
CV21 3TP**

**Guide Price £360,000**



- **FOUR BEDROOM**
- **LOUNGE**
- **FITTED KITCHEN**
- **REFITTED BATHROOM**
- **ENCLOSED REAR GARDEN**

- **EXTENDED SEMI DETACHED**
- **DINING / SITTING ROOM**
- **DOWNSTAIRS W.C.**
- **OFF ROAD PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated in a quiet cul-de-sac in the sought-after Hillmorton area of Rugby, this spacious and thoughtfully extended semi-detached home on Hart Close is perfectly suited to growing families. With four generously sized bedrooms and a well-planned layout, it offers both comfort and practicality for everyday living.

Step inside to discover a welcoming entrance hall leading to two versatile reception rooms—ideal for cosy evenings or lively family gatherings. The fitted kitchen is ready for busy mornings and weekend baking sessions, while the ground floor WC adds convenience for guests and children alike. Upstairs, the refitted bathroom is designed to meet the needs of a bustling household.

Outside, the rear garden overlooks Hart Field, offering a green outlook. Off-road parking and a tandem garage provide plenty of room for vehicles, bikes, and storage.

Families will appreciate the proximity to well-regarded schools, local shops, and nearby parks, all within easy reach. Hillmorton's peaceful charm and strong sense of community make it a fantastic place to raise children, while Rugby's town centre is just a short drive away for weekend outings and practical errands.

This is more than just a house—it's a place to grow, connect, and create lasting memories. A warm and welcoming home in a location that truly supports family life.

### **Accommodation Comprises**

Entry via composite door with obscure double glazed panels with leaded lights.

#### **Entrance Hall**

Stairs rising to first floor with timber ballustrade. Contemporary radiator. Understairs storage cupboard. Doors off to the lounge, sitting room, and kitchen.

#### **Lounge**

13'1" x 8'6" (4.01m x 2.60m)

Double glazed bay window to the front. Feature fireplace with inset electric fire and timber surround. Coving to the ceiling. Double radiator with thermostat control.

#### **Dining / Sitting Room**

20'0" x 9'1" (6.10m x 2.78m)

Double glazed doors to rear garden. Two radiators with thermostat controls. Coving to ceiling. Laminate flooring. Obscure glazed window to kitchen.

#### **Kitchen**

16'7" x 10'6" (5.06m x 3.22m)

One and a half bowl stainless steel sink with mixer tap over. Roll edge work surface. Contrasting eye level and base units. Built in oven and gas hob. Extractor fan. Space and plumbing for a washing machine and dishwasher. Space for a fridge and a freezer. Tiled walls. Tiled floor. Radiator. Double glazed window to side and to rear.

#### **Inner Lobby**

Obscure double glazed door to side. Door to:

#### **Downstairs W.C.**

Low flush w.c. Radiator. Obscure double glazed window to side.

#### **First Floor Landing**

Access to loft. Timber ballustrade. Doors off to bedrooms and bathroom.

**Bedroom One**

18'7" x 11'2" (5.67m x 3.42m)

Double glazed window to rear. Two radiators.

**Bedroom Two**

13'1" x 9'2" (4.00m x 2.80)

Double glazed bay window to front. Built in mirrored wardrobes. Radiator. Laminate flooring.

**Bedroom Three**

10'1" x 8'5" (3.08m x 2.59m)

Double glazed window to rear. Built in wardrobe. Radiator. Laminate flooring.

**Bedroom Four**

10'1" x 8'5" (3.08m x 2.59m)

Double glazed window to front. Radiator.

**Bathroom**

With modern fitted suite to comprise; panelled bath with rainshower over, vanity inset sink unit with mixer tap over, and a low flush w.c. Chrome ladder radiator. Two obscure double glazed windows to side.

**Front Garden**

Block paved drive providing off road parking for several vehicles. Direct access to garage.

**Garage**

26'1" x 8'6" (7.96m x 2.60m)

Tandem length with roller shutter door. Power and lighting. Double glazed window to the side. Double glazed door to rear garden.

**Rear Garden**

Mainly laid to lawn with shrub border. Hardstanding for a greenhouse. Timber fencing to side. Fence to rear overlooking Hart Field.

**Agents Nore**

Council Tax Band:

Energy Efficiency Rating:









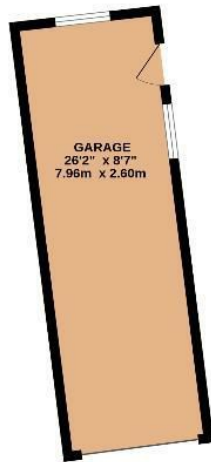






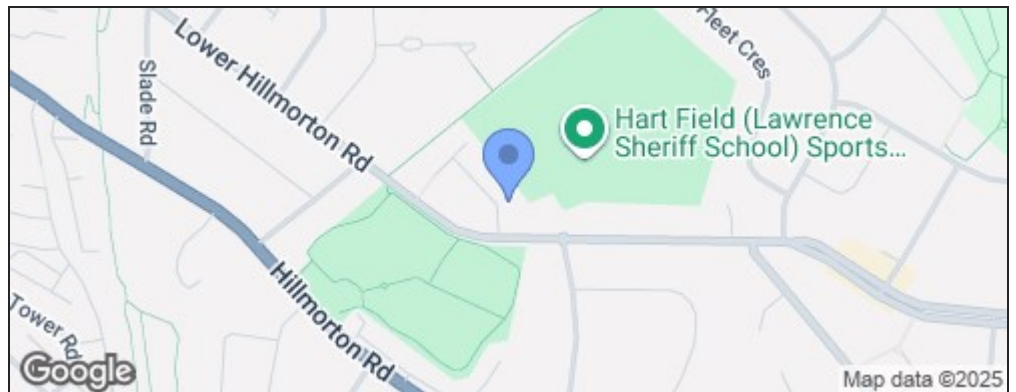
GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	70	79



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.