



228 Hillmorton Road, Rugby, Warwickshire, CV22 5BG

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 5BG

Guide Price: £625,000

An extended five bedroom detached property situated on a substantial plot in the sought after residential area of Hillmorton. Located within easy reach of local amenities and schools the property benefits from spacious flexible living accommodation over two floors, off road parking for several vehicles, garage and a generous south westerly rear garden.

Features

- Five bedrooms
- Family bathroom and two en-suites with underfloor heating
- Open plan living/dining room
- Kitchen/breakfast room
- Wood burning stove
- Shed, greenhouse and summer house
- Underfloor heating to the bathrooms
- Popular residential area
- Close to primary and senior schools
- Within walking distance of amenities
- Substantial plot
- Generous rear garden
- Garage
- Parking for several vehicles



Location

The property is located on Hillmorton Road a short distance to Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



Ground Floor

Enter into a spacious entrance hall where doors provide access to the ground floor accommodation along with a useful storage cupboard and separate coat cupboard. Stairs with sun tunnel above rise to the first floor. There is a spacious open plan living/dining room which overlooks the rear garden with patio doors providing access. This room is fitted with oak flooring throughout with a feature Victorian style fireplace in the dining area, sun tunnel, skylight, exposed ceiling timbers to the sitting room with a brick-built fireplace with wooden mantle over and log burner inset, which provides a focal point to the room. The kitchen is accessed from the dining room and is fitted with attractive limestone flooring and a variety of oak wall and base kitchen cabinets, cutlery and pan drawers with a combination of granite and laminate work surfaces over. Fitted appliances include a Bosch electric double oven, five burner gas hob with extractor fan over, Bosch dishwasher, sink disposer and space for an American style fridge/freezer. Double doors provide access to the rear garden from the breakfast area. From the kitchen a further door opens to a utility room where the boiler room can be accessed, which has space and plumbing for a washing machine. Two external doors open to the side elevation. To the ground floor of the property there are three double bedrooms. Bedroom two overlooks the front elevation and benefits from fitted wardrobes, dado rail, coving to the ceiling, a bay window and Victorian style fireplace. There is a modern en-suite fitted with a shower enclosure, WC, shaker style vanity unit with wash hand basin, and a chrome heated towel radiator. Bedroom three has beautiful parquet flooring, a feature porthole window with attractive stained glass, decorative panelling and dual aspect windows one of which is an attractive corner bay. Bedroom four enjoys views over the rear garden. The floor is completed with a family bathroom fitted with a bath with shower and shower screen over, high gloss vanity unit with cupboards and drawers with wash hand basin and mirror over, WC and bidet.





First floor

A Velux window provides light to the landing with doors leading to the airing cupboard, two bedrooms and a storage room. The principal bedroom is particularly generous in size and has a fitted en-suite bathroom with sun tunnel. Fitted with ceramic tiling to the floor and metro tiling to the walls. There is a chrome and glass shower enclosure, a high gloss vanity unit with marble top and wash bowl inset with fitted mirror over, heated towel ladder and WC. Bedroom five overlooks the front aspect and has a recess with useful hanging space.

Outside

A tarmac driveway provides parking for numerous vehicles and leads to the garage. There are mature borders planted with a variety of established shrubs and trees including holly and bluebells in the Spring. A side gate provides access to some hardstanding, to the side of the garage, where a personal door provides access. There are paving tiles to the rear of the property and further hard standing behind the garage. The rear garden is a generous size and is mainly laid to lawn. There is a wooden shed, greenhouse and summer house. The garden is bound by a combination of mature hedges and trees along with close board fencing. A further side gate from the garden leads to a useful area for bins and where the log store is accessed.





Viewing

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

Fixtures and Fittings

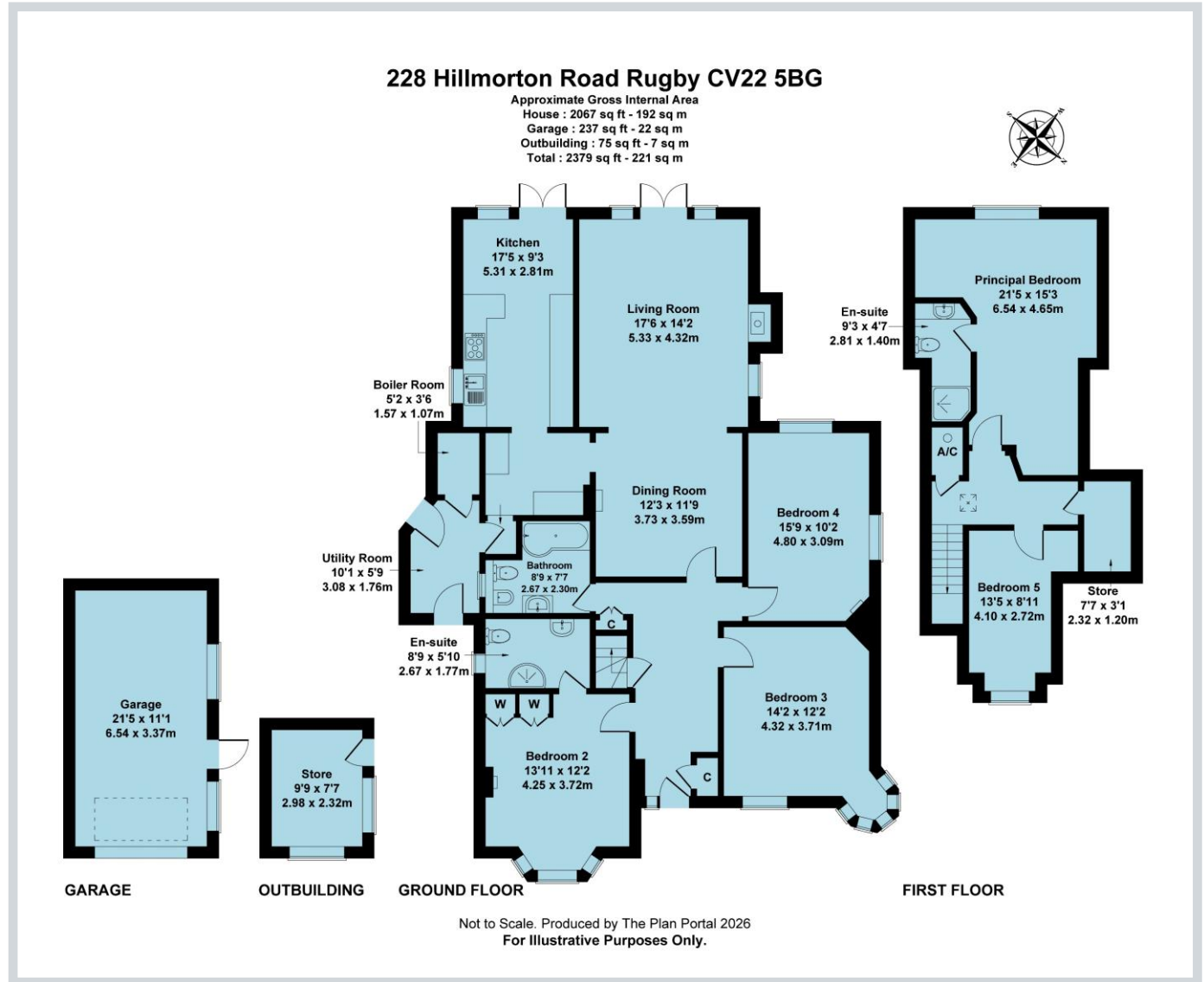
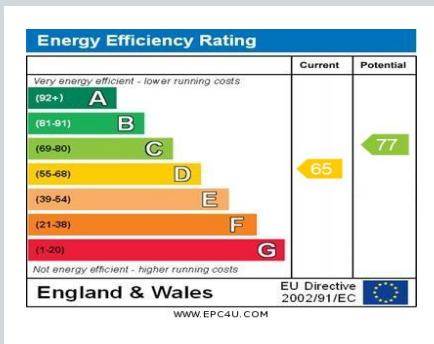
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E



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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.