



**EDWARD KNIGHT**  
ESTATE AGENTS

5 DUNSMORE COURT, HILLMORTON , RUGBY, CV22 5HJ

£275,000





## PROPERTY SUMMARY

This modern end terrace home offers spacious and versatile three storey accommodation, situated within a small development in the heart of the highly sought-after Hillmorton location and falling within excellent schooling catchment areas.

Beautifully presented throughout, the property comprises an inviting entrance hallway, a modern fitted kitchen/diner complete with integrated appliances including fridge/freezer, oven, hob, extractor hood and dishwasher, and a spacious family lounge with French doors opening onto the rear garden, creating a light and welcoming living space.

The first floor features two well-proportioned bedrooms and a modern family bathroom. The impressive top floor master suite occupies the entire second floor and benefits from built-in storage and a private shower room, providing an ideal principal bedroom retreat.



Externally, the property enjoys an enclosed rear garden with patio seating area and lawn, perfect for relaxing or entertaining, along with a driveway to the front providing off-road parking.

Further benefits include double glazing and gas central heating throughout.

## LOCATION

Dunsmore Court is positioned within a quiet cul-de-sac

just off the highly sought-after Dunsmore Avenue, forming part of the desirable Paddox Estate - one of Rugby's most established and popular residential areas. The setting offers a peaceful environment whilst remaining exceptionally convenient for everyday amenities.

Hillmorton itself provides an excellent range of local facilities all within easy reach, including public houses, a hotel, post office, pharmacy, hardware store, veterinary services, beauticians and hairdressers, along with a variety of eateries and independent boutiques. Supermarkets including Sainsbury's and Aldi are within walking distance, making the location particularly practical for family living.

The area is especially well regarded for its schooling, with highly regarded options including Ashlawn School, Lawrence Sheriff Grammar School and the outstanding Ofsted-rated Hillmorton Primary School, as well as Paddox Primary School, Abbots Farm Infant & Junior School and English Martyrs Catholic Primary School. Rugby School is also within easy reach.

For commuters, Rugby Railway Station is located less than two miles away and provides direct mainline services to London Euston in approximately 50 minutes. The area also benefits from convenient access to major road networks.

Outdoor enthusiasts will appreciate the proximity to open countryside, scenic public footpaths and the popular Hillmorton Locks, offering attractive canal-side walks and a charming setting for leisure and relaxation.



Altogether, Dunsmore Court offers an enviable balance of quiet residential living and outstanding convenience in one of Rugby's most sought-after locations.

#### **ENTRANCE HALL**

6' 8" x 4' 8" (2.03m x 1.42m)

#### **KITCHEN/DINER**

11' 9" x 10' 2" (3.58m x 3.1m)





**UTILITY AREA**

3' 5" x 4' 7" (1.04m x 1.4m)

**LIVING ROOM**

11' 9" x 13' 8" (3.58m x 4.17m)

**FIRST FLOOR LANDING**

4' 4" x 10' 7" (1.32m x 3.23m)

**BEDROOM TWO**

8' 1" x 12' 9" (2.46m x 3.89m)

**BEDROOM THREE**

6' 8" x 8' 10" (2.03m x 2.69m)

**FAMILY BATHROOM**

8' 10" x 5' 4" (2.69m x 1.63m)

**SECOND FLOOR LANDING**

6' 6" x 3' 6" (1.98m x 1.07m)

**MASTER BEDROOM SUITE**

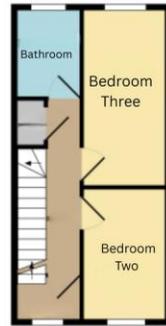
10' 8" x 18' 6" (3.25m x 5.64m)

**EN SUITE SHOWER ROOM**

9' 6" x 8' 8" (2.9m x 2.64m)



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		