



3 McKinnell Crescent, Rugby, Warwickshire, CV21 4AZ

HOWKINS &
HARRISON

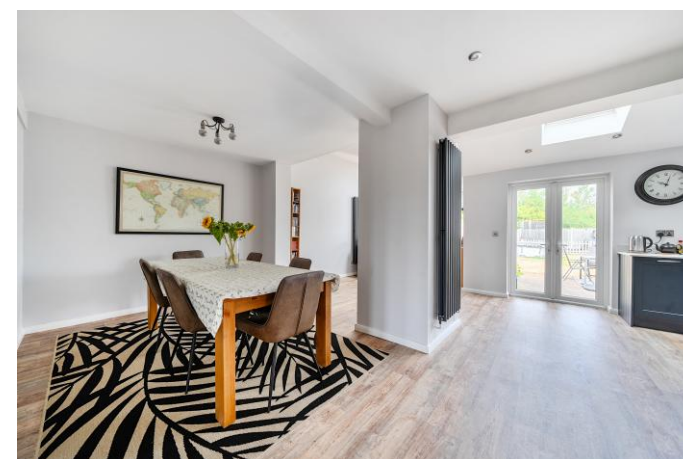
3 McKinnell Crescent,
Rugby, Warwickshire,
CV21 4AZ

Guide Price: £460,000

Situated in the highly sought after residential location of Hillmorton, this beautifully presented and substantially extended five bedroom semi detached home sits on an elevated plot and offers exceptional family living within easy reach of excellent schools, local amenities, picturesque countryside walks, Rugby Railway Station and the town centre, with easy access to major motorway links.

Features

- Five bedroom semi detached home
- Sought after Hillmorton Location
- Contemporary modern fitted kitchen
- Built in appliances
- Open plan family/dining/ kitchen
- Separate sitting room
- Ground floor shower room
- Utility room
- Off-road parking
- Private rear garden



Location

The property is in sought-after Lower Hillmorton and is in close proximity to the town centre, which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station, offering a frequent rail service to London Euston which takes just under 50 minutes.



Ground Floor

The property has been thoughtfully designed to provide spacious and versatile accommodation throughout. The welcoming entrance hall leads to a bright bay fronted sitting room featuring a contemporary electric fireplace, creating a comfortable space to relax. The heart of the home is the impressive open plan kitchen/dining/family area, fitted with a comprehensive range of modern shaker style units, integrated Pyrolytic self cleaning double oven, ceramic hob and ample space for an American style fridge/freezer. Flooded with natural light from Velux roof windows and multiple glazed doors, this superb entertaining space flows seamlessly into the family room and out to the rear garden via bi folding rear doors. A separate utility room with space for appliances and storage leads through to a stylish ground floor shower room with a large shower cubicle.





First Floor

Upstairs, the property offers five well proportioned bedrooms, four of which are double bedrooms making it ideal for growing families, home working or guest accommodation. The contemporary family bathroom is fitted with a bath and shower over, completing the first-floor accommodation.

Outside

Externally, the home continues to impress with a generous block paved driveway providing off road parking for several vehicles, alongside a secure front store housing the gas combination boiler and offering valuable additional storage. The enclosed rear garden has been designed with families in mind, featuring a spacious lawn, multiple patio seating areas and a fantastic purpose-built children's play area complete with rubber safety surfacing. This outstanding family home combines generous living space, modern convenience and an excellent location, making it a fantastic opportunity for buyers seeking a property ready to move straight into.





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.

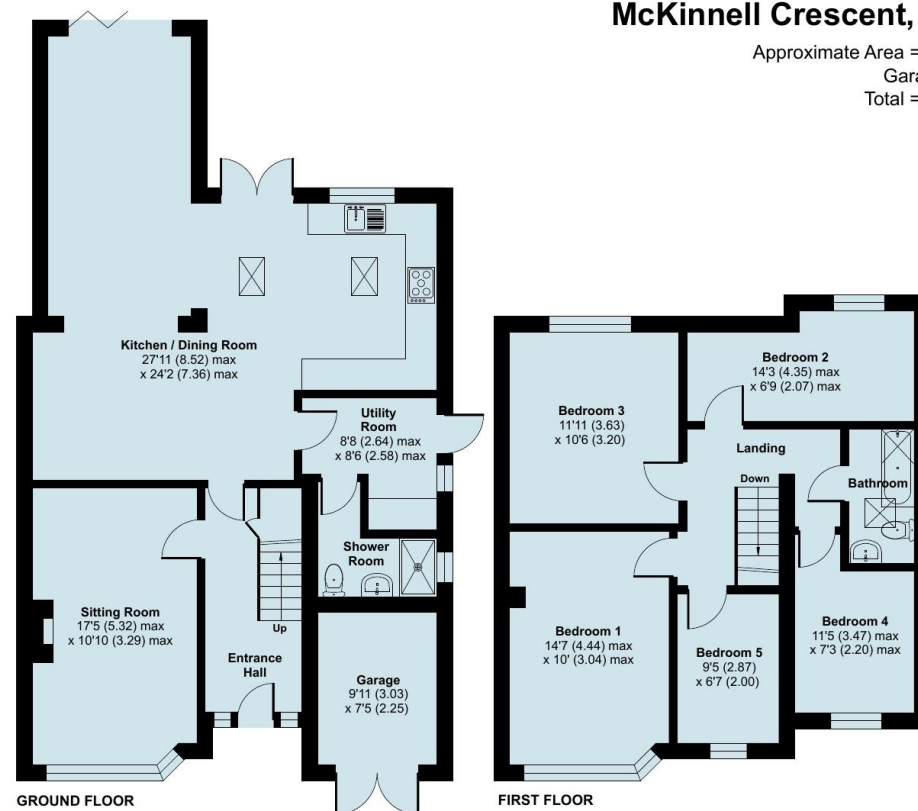
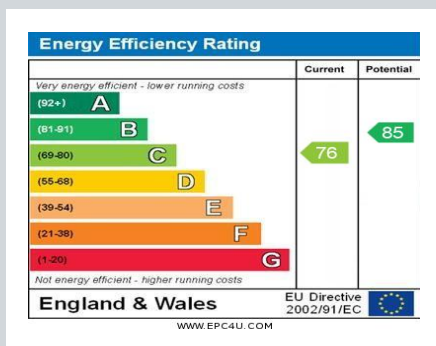
Services

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 – C.



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Howkins & Harrison

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