Moyeady Avenue, Hillmorton, Rugby, CV22 5HE

GUILD HOUSE
Estate Agents

Moyeady Avenue | | CV22 5HE

£375,000

Guild House estate agents are delighted to offer for sale this deceptively spacious detached property situated in a desireable part of Hillmorton. Moyeady Avenue is on the doorstep of some excellent local amenities including a Sainsburys local and Aldi supermarket, Paddox parade of independent shops and only a twenty minute walk into Rugby town centre and Rugby train station. Well regarded primary schools such as Paddox and Abbots Farm are just a short walk away and the property further benefits from being in the catchment of the highly sought after Ashlawn Academy.

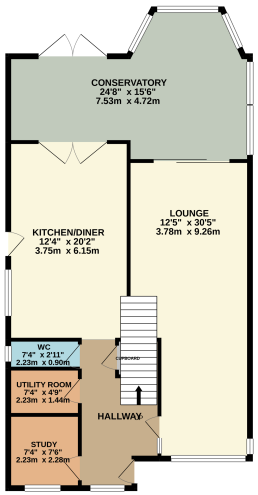
The property has been recently updated and significantly improved by the current owner and is presented in immacculate 'move in' condition. The property boasts tasteful decoration and new flooring throughout. In brief the accommodation comprises: spacious entrance hallway with karndean flooring, study/office with built in shelving, cloakroom/w.c, refitted utility room, generous living room with feature window seat and sliding doors into a large conservatory. The fabulous kitchen/dining room has been refitted with a stylish navy blue 'shaker' style range of cupboards and latest trend 'compressed laminate' work surfaces in a white and grey marble design, incorporating integrated fridge/freezer, dishwasher and space for a full size range cooker. Karndean flooring finishes this room off perfectly. The first floor continues to impress with a generous master bedroom benefiting from an ensuite shower room, three further large double bedrooms all of which boast built in wardrobes and completing the upstairs is a good sized family bathroom with separate shower enclosure. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the rear garden is fully enclosed and offers a good degree of privacy, mainly laid to lawn with decked patio area, personal door into the garage and secure side gate leading to the driveway and up and over garage door. To the front of the property there is a further gravelled parking area shielded by a mature hedgerow.

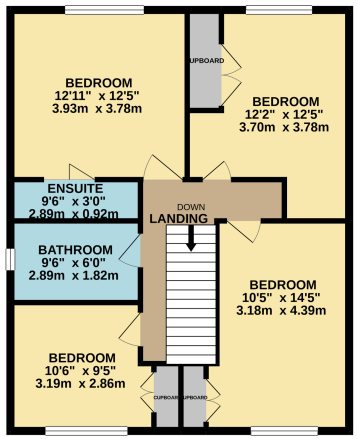
This stunning property must be viewed to fully appreciate all it has to offer.

- PADDOX/ASHLAWN ACADEMY CATCHMENT
- DETACHED
- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING ROOM
- STUNNING REFITTED KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- LARGE CONSERVATORY
- NEW FLOORING THROUGHOUT
- REFITTED UTILITY
- STUDY
- GROUND FLOOR CLOAKROOM/W.C
- GARAGE AND AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN
- EPC RATING - D

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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