



Norton Leys, Rugby, CV22 5RT



GUILD HOUSE
Estate Agents



This extended and well presented four bedroom detached property on Hillside in Rugby, is greatly improved and offers fantastic versatile family living. Located just off Dunchurch Road in a highly popular residential area of Rugby, on a corner plot, it features a spacious lounge, an excellent family room leading in to a bright conservatory which has been upgraded with underfloor heating, a ceiling lantern and bi-fold doors that open out to a patio and garden. The kitchen is fitted with Neff oven and dishwasher and has a breakfast bar, with windows on two aspects it's full of natural light, there's a separate utility room and ground floor W.C.

Upstairs there are four good size bedrooms, the main bedroom has built in wardrobes along one wall and an en-suite shower which was refurbished two years ago, bedroom two also has fitted wardrobes and there's a main family bathroom. The property has been well maintained and much improved by the current owners, it offers lots of versatile space for a family!

Enjoying a corner plot position, outside to the front there's a double garage with a driveway for two cars, a front lawn area and a further driveway to the other side of the property with an electric car charging point. There are two enclosed garden areas to dwell and enjoy one has a patios area and the other has an excellent quality aquatic pool compete with fully

point.

Location: Within walking distance are good schools; Rugby Free School, Harris CofE Secondary School, and primary schools. It's close to a main bus route so easy access to Rugby Town Centre and out of town buses to the likes of Leamington, and within easy reach of the main motorways and road networks. There is a Sainsbury's superstore and other locals shops and amenities all within walking distance.

Council Tax: Rugby Borough Council Band C
£2,018 2024/25



- EXCELLENT FAMILY HOME OFFERING VERSATILE LIVING SPACE
- VERY POPULAR RESIDENTIAL AREA OF RUGBY CLOSE TO GOOD SCHOOLS
- LARGE LOUNGE, OPEN PLAN FAMILY ROOM WITH BI-FOLDS OPENING TO GARDEN
- FITTED KITCHEN WITH BREAKFAST BAR AND SEPARATE UTILITY ROOM
- FOUR GOOD SIZE BEDROOMS WITH ONE EN-SUITE AND FAMILY BATHROOM

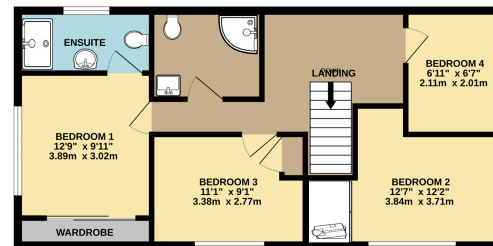
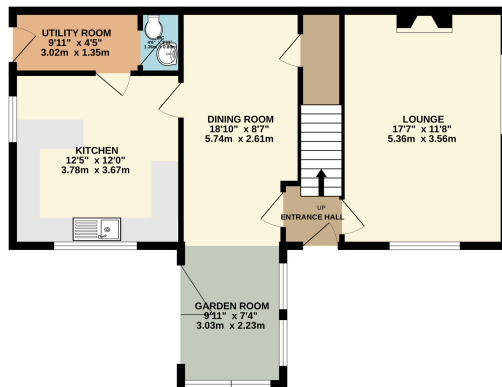
DRIVEWAYS PARKING FOR
MULTIPLE CARS

- CLOSE TO GOOD AMENITIES,
SHOPS AND BUS ROUTES AND
ROAD NETWORKS



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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.
Made with Metropix 6/2025

01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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.



GUILD HOUSE
Estate Agents