



Edgecote Close, Hillmorton, Rugby, CV21 4JU



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this well presented semi detached property in the sought after area of Hillmorton. The property is positioned within easy walking distance of some excellent local amenities as well as being situated in some well regarded school catchment areas. There is access to a regular bus service into Rugby town centre and M1/M6 motorway links are just a ten minute drive away.

This lovely extended semi detached home offers good sized accommodation throughout but still offers prospective buyers plenty of versatility to increase the living space further. Currently the ground floor comprises: entrance hallway, recently refitted kitchen, fitted with dark grey shaker style units with integrated appliances to include two ovens, gas hob, extractor, dishwasher and washing machine, all complimented by slim profile work surfaces and waterproof laminate flooring. The well proportioned lounge boasts a feature stone fireplace and electric fire, with a door leading into the dining room which looks onto the rear garden. To the first floor bedroom one benefits from built in wardrobes, there's a further double bedroom and good sized single bedroom. Completing the first floor is a refitted family bathroom. The property benefits further from gas central heating, insulated loft with pull down ladder and upvc double glazing throughout.

Externally the fully enclosed rear garden has been beautifully landscaped featuring a newly laid lawn, decorative stone borders, an extensive decked seating area, natural stone patio area, new timber fencing and bespoke built outdoor entertaining space with lighting. A secure gate leads to the front of the property where the front garden is mainly laid to lawn, there's a detached single garage and block paved driveway providing parking for three vehicles.

Internal viewing highly recommended.

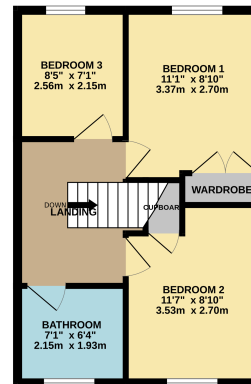
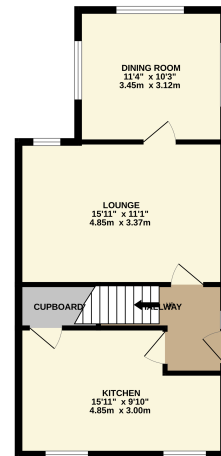


- ASHLAWN/PADDOX CATCHMENT
- SEMI DETACHED
- THREE BEDROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- LANDSCAPED GARDENS
- UPVC DOUBLE GLAZING
- CLOSE TO EXCELLENT AMENITIES
- SEPARATE RECEPTION ROOMS
- DETACHED GARAGE AND DRIVEWAY
- EPC - TBC



GROUND FLOOR

1ST FLOOR



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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.