



2 WESTGATE ROAD

Guide Price £649,950 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 3UD



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and spacious five bedroom detached property which is of standard brick built construction with a tiled roof and is located in the sought after residential area of Hillmorton, Rugby.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets, schooling for all ages and bus routes to Rugby town centre.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street and there is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

The versatile accommodation is set over three floors and in brief comprises of an entrance porch with stained glass front entrance door which leads through to the reception hallway with stairs rising to the first floor landing. The lounge has a large bay window and feature fireplace with a fire resistant composite mantle over and a multi fuel burning stove. There is a separate dining room and open plan kitchen/dining room with steps down off the dining area into the kitchen area. The kitchen/breakfast room is fitted with an oven with gas hob and extractor over, space and plumbing for dishwasher and there is a separate utility room with space and plumbing for an automatic washing machine and tumble dryer and has a door through to the ground floor cloakroom/w.c.

To the first floor, the landing has stairs rising to bedroom five and doors off to the master bedroom which has a large bay window, fitted wardrobes and benefits from an en-suite shower room fitted with a five piece white suite. There are three further well proportioned bedrooms and a family bathroom fitted with four piece white suite.

To the second floor there is a landing with doors off to a w.c. and the converted attic space provides a large fifth bedroom.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is gated entry to the lawned front garden with summer house and tarmac driveway which provides ample off road parking and gives access to the garage and a further gated parking area. There is an enclosed courtyard rear garden with stone slabbing.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx.212 m<sup>2</sup> (2282 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.

What3Words: ///vibes.hill.plans

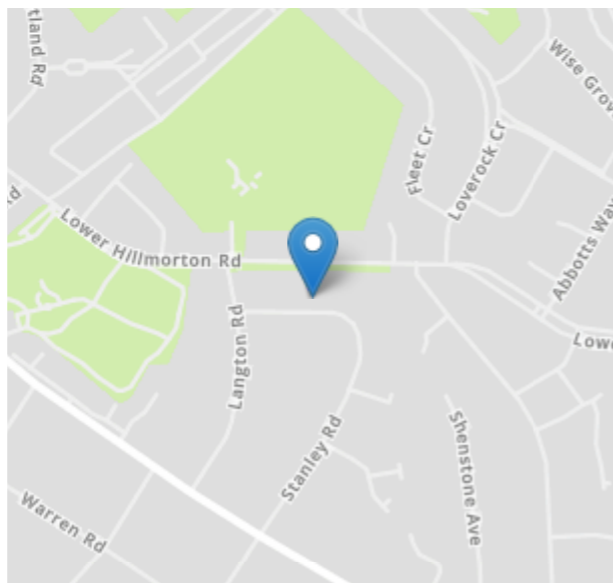
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- An Extended and Spacious Five Bedroom Detached Family Home
- Sought After Residential Location
- Lounge with Bay Window and Feature Fireplace with Separate Dining Room
- Open Plan Kitchen/Dining Room with Separate Utility Room
- Ground Floor Cloakroom/W.C. and Second Floor W.C.
- Master Bedroom with En-Suite Shower Room and Further Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage, Early Viewing is Highly Recommended, No Onward Chain



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

8' 1" x 2' 8" (2.46m x 0.81m)

#### Reception Hallway

16' 4" maximum x 10' 0" maximum (4.98m maximum x 3.05m maximum)

#### Sitting Room

18' 6" into bay window x 15' 0" (5.64m into bay window x 4.57m)

#### Dining Room

12' 6" x 12' 10" (3.81m x 3.91m)

#### Open Plan Kitchen/Breakfast Room

Dining Area: 14' 2" x 8' 5" (4.32m x 2.57m)

Kitchen Area: 14' 7" x 9' 5" (4.45m x 2.87m)

#### Utility Room

13' 7" maximum x 8' 6" maximum (4.14m maximum x 2.59m maximum)

#### Cloakroom/W.C.

5' 1" x 4' 7" (1.55m x 1.40m)

### First Floor

#### Bedroom One

19' 11" into bay window x 13' 9" (6.07m into bay window x 4.19m)

### En-Suite Shower Room

11' 1" x 7' 8" (3.38m x 2.34m)

### Bedroom Two

12' 0" into bay window x 10' 7" (3.66m into bay window x 3.23m)

### Bedroom Three

15' 7" x 8' 6" (4.75m x 2.59m)

### Bedroom Four

10' 0" x 8' 6" (3.05m x 2.59m)

### Family Bathroom

10' 2" x 8' 5" (3.10m x 2.57m)

### Second Floor

#### Bedroom Five

29' 9" x 14' 0" maximum (9.07m x 4.27m maximum) reducing to 29' 9" x

8' 6" (9.07m x 2.59m)

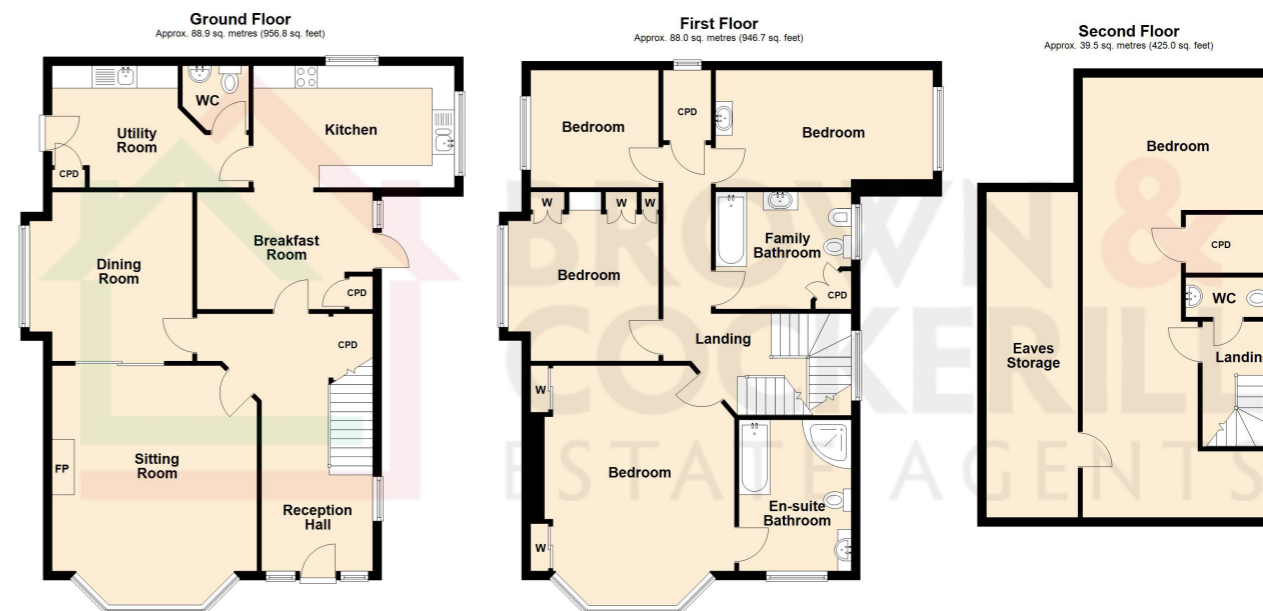
#### W.C.

6' 0" x 2' 4" (1.83m x 0.71m)

#### Externally

#### Garage

## FLOOR PLAN



Total area: approx. 216.3 sq. metres (2328.5 sq. feet)

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.