



Hillmorton Road, Rugby, CV22 5AB



GUILD HOUSE
Estate Agents



Number 33 Hillmorton Road offers approximately 2500 square feet of townhouse living which has been comprehensively and tastefully updated to a high standard, being sympathetic to the age of the property. Its high ceilings and beautiful period features have been successfully enhanced to highlight all of the elegance and character that a property of this age has to offer. Boasting well maintained accommodation across four floors to include: entrance hallway with exposed wooden floor, a spacious and elegant lounge with feature bay window, ceiling cornice, picture rail and gorgeous original marble fireplace. Sitting next to the lounge is a good sized dining room with built in alcove storage, exquisite black marble fireplace and exposed floor. Continuing along the hallway to the rear of the property is access to the basement and a fabulous kitchen/breakfast room. The kitchen has been refitted with cream shaker style units incorporating a bespoke built in pantry, high end appliances to include two ovens, microwave, induction hob, extractor, fridge/freezer and dishwasher. The breakfast area opens up onto a beautifully mature garden which is perfectly framed by two sets of bi folding doors giving this space a real wow factor within this traditional townhouse. Completing the ground floor is a handy refitted cloakroom/w.c which also benefits from plumbing for a washing machine.

Leading off the first floor landing to the front aspect is one of three generous double bedrooms, featuring a large picturesque sash bay window and original Victorian fireplace. Directly next to this bedroom is a refitted contemporary shower room which could easily be incorporated into the main bedroom as an en suite subject to building regulations. There are two further double bedrooms on the first floor, one benefiting from a comprehensive range of built in wardrobes and both rooms boasting original cast iron fireplaces. A large refitted family bathroom with floating vanity unit and inset his 'n' hers basins completes the first floor. To the second floor there is a small study area on the landing, and two good sized double bedrooms, one boasting an en suite shower room.



- SEMI DETACHED VICTORIAN TOWNHOUSE
- HILLMORTON ROAD
- APPROXIMATELY 2500 SQUARE FEET
- FIVE DOUBLE BEDROOMS
- REFITTED FAMILY BATHROOM, SHOWER ROOM & EN SUITE
- REFIITTED KITCHEN/BREAKFAST ROOM
- WELL PROPORTIONED RECEPTION ROOMS
- ORIGINAL PERIOD FEATURES
- BEAUTIFUL PRIVATE REAR GARDEN
- DOUBLE GARAGE AND AMPLE PARKING
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- EPC - D





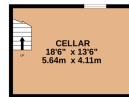


Outside, the rear garden does not disappoint. This tranquil space provides a huge amount of privacy having been lovingly nurtured by the current owners over many years. A well maintained lawn is surrounded by an abundance of mature trees, evergreen shrubs and pretty clusters of seasonal colour. Directly outside of the breakfast room is a sunny paved patio ideal for entertaining and to the rear of the garden is another secluded seating area. A side door gives access into the double garage with remote control door, also having large glazed opening doors onto the garden, ideally set up to be converted into a garden office or studio. A secure gate leads into the rear service lane and there is another secure gate leading to the front driveway.





BASEMENT
249 sq ft (22.94 m²) approx.



GROUND FLOOR
521 sq ft (48.2 m²) approx.



1ST FLOOR
850 sq ft (78.5 m²) approx.



2ND FLOOR
450 sq ft (41.5 m²) 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.