



Dickens Road, Rugby, CV22 5RW



**GUILD HOUSE**  
Estate Agents



Guild House Estate Agents are delighted to offer for sale this extended versatile four bedroom semi-detached dormer bungalow situated within the highly sought after area of Hillside in Rugby. The property is located within walking distance of local amenities and good bus routes, as well as being on the doorstep for Sainsburys superstore. It further benefits from being just a short drive into Rugby town centre and Rugby train station where there is a 53 minute service into London Euston, as well as easy access to the M1/M6/M45/A14 motorway links. Hillside is also in the catchment for some highly regarded primary and secondary schools. For those working from home the property also benefits from being in a high speed fibre optic broadband area.

The property has been beautifully maintained and offers spacious and versatile accommodation throughout to include: entrance hallway, double bedroom with en suite, gorgeous refitted breakfast kitchen, fitted with a comprehensive range of contemporary white units incorporating integrated fridge/freezer, washing machine, dishwasher, two built in Neff slide & hide ovens, induction hob and extractor. All perfectly complimented by work surfaces. Looking out to the back of this lovely family home is a well proportioned lounge/diner with feature fireplace and inset gas fire, this in turn leads through to a fabulous garden room with doors onto the garden. To the first floor there are three generous bedrooms and a refitted family bathroom with separate shower enclosure. Internally the property further benefits from gas central heating, upvc double glazing, solar panels and fully boarded and insulated loft with pull down ladder.

Externally, the rear garden is fully enclosed by timber fencing. Mainly laid to lawn with well stocked borders, two timber sheds and composite decked seating area. There is secure side access to the front of the property where there is a further lawned garden and driveway providing parking for two vehicles.

Internal viewing is highly recommended.

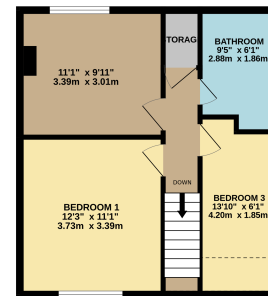
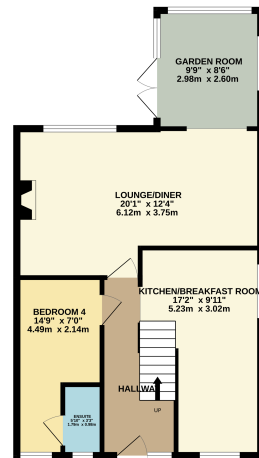


- EXTENDED SEMI DETACHED
- FOUR GOOD SIZED BEDROOMS
- REFITTED BREAKFAST KITCHEN
- SOLAR PANELS
- REFITTED BATHROOM
- GROUND FLOOR BEDROOM WITH EN SUITE
- GARDEN ROOM
- VERSATILE ACCOMMODATION
- SPACIOUS LOUNGE/DINER
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- EPC RATING - B



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 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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