



## 33 MILLFIELDS AVENUE

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4HJ

**£499,950 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom detached family home sat on a corner plot in the sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre, whilst also being a short walk from Abbots Farm Infant & Junior Schools.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with stairs rising to the first floor landing. The original lounge is now used as a sitting room and has a bay window and door through to the dining room with French doors off to the rear garden. The extended lounge is to the side of the property and has a door to the ground floor cloakroom/w.c. A fitted kitchen has an oven with hob and extractor over, with space and plumbing for appliances, display cabinets and a door to the rear garden.

To the first floor, the landing gives access to the master bedroom with fitted wardrobes and an en-suite shower room fitted with a three piece white suite to include a fully tiled shower enclosure, vanity unit with inset wash hand basin and low level w.c. The floor is tiled and there are ceiling spot lights, heated towel rail and extractor. Bedroom two also has fitted wardrobes and a walk-in wardrobe/dressing room with Velux window to the side and eaves storage. This provides the potential for a further en-suite shower room. There are two further well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

The property benefits from gas fired central heating to radiators via a Worcester combination boiler located in the garage and has Upvc double glazing.

Externally, the generously sized frontage provides ample off road parking and leads to the garage which has an up-and-over door, power and light connected and pedestrian door into the rear garden. To the rear of the property is a brick built store with power and lighting connected and a good sized garden enclosed by timber fencing to the boundaries. The garden is predominantly laid to lawn with a paved patio to the immediate rear and has an allotment area.

Early viewing is highly recommended to avoid disappointment,

Gross Internal Area: approx. 150 m<sup>2</sup> (1614 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

What3Words: //rental.bond.closet

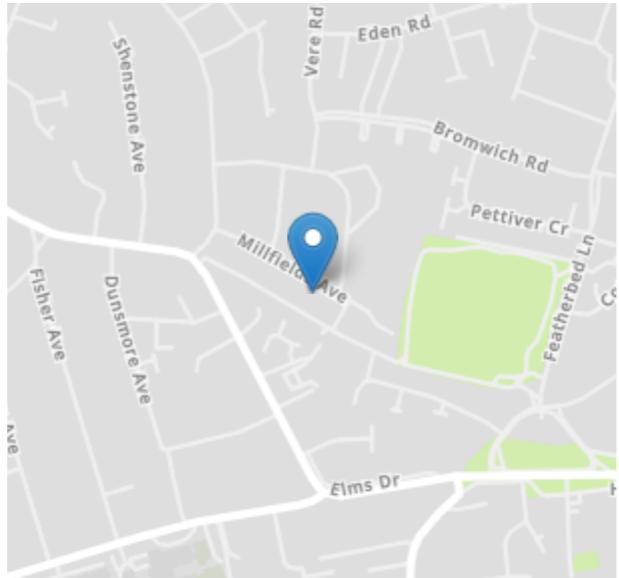
## MORTGAGE & LEGAL ADVICE

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

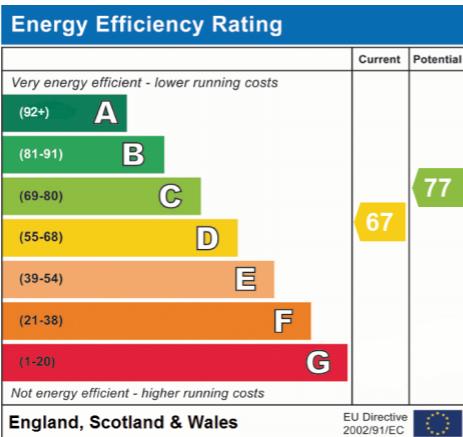
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- An Extended Detached Four Bedroom Family Home on Corner Plot in Sought After Residential Location
- Lounge, Dining Room and Separate Sitting Room
- Fitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C., First Floor Family Bathroom
- Master Bedroom with En-Suite Shower Room and Walk-In Wardrobe/Dressing Room
- Gas Fired Central Heating and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking, Garage and Brick Built Store
- Early Viewing is Highly Recommended to Avoid Disappointment



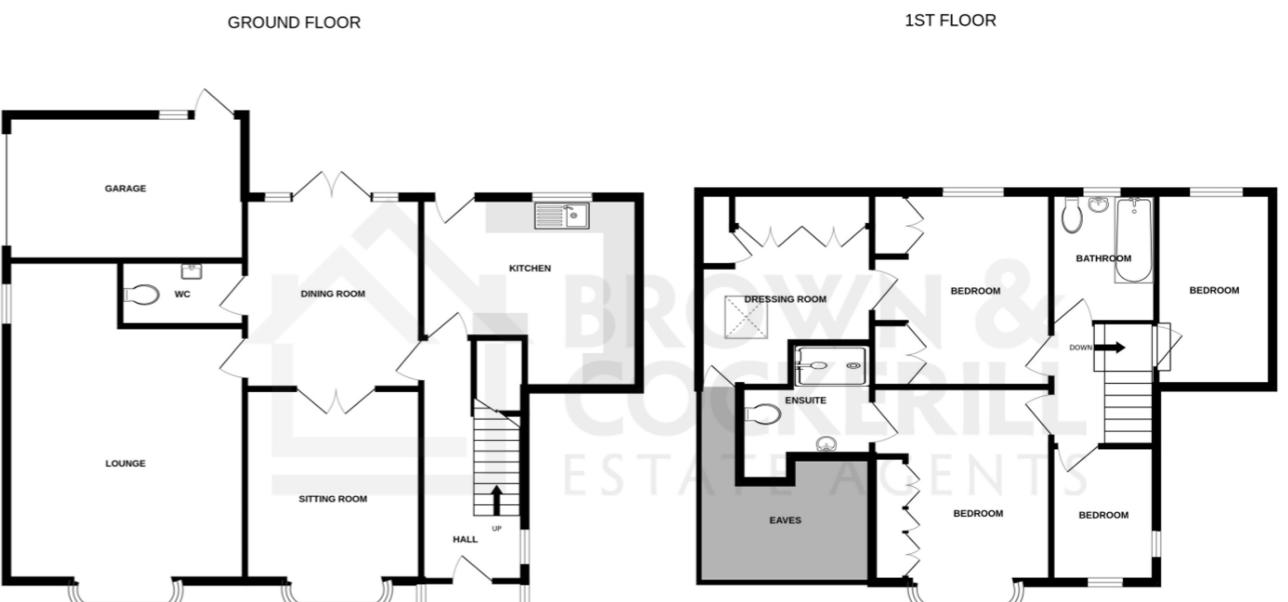
## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

<b>Ground Floor</b>	
<b>Entrance Porch</b>	6' 7" x 3' 10" (2.01m x 1.17m)
<b>Entrance Hall</b>	15' 1" x 5' 7" (4.60m x 1.70m)
<b>Sitting Room</b>	14' 7" into bay window x 11' 6" (4.45m into bay window x 3.51m)
<b>Dining Room</b>	12' 5" x 10' 11" (3.78m x 3.33m)
<b>Lounge</b>	20' 3" maximum x 14' 11" (6.17m maximum x 4.55m)
<b>Ground Floor Cloakroom/W.C.</b>	7' 11" x 3' 7" (2.41m x 1.09m)
<b>Kitchen</b>	13' 8" x 11' 8" maximum (4.17m x 3.56m maximum)
<b>FIRST FLOOR</b>	
<b>Landing</b>	7' 6" x 6' 4" (2.29m x 1.93m)
<b>Bedroom One</b>	15' 4" into bay window x 10' 11" (4.67m into bay window x 3.33m)
<b>En-Suite Shower Room</b>	8' 8" x 6' 10" (2.64m x 2.08m)
<b>Bedroom Two</b>	11' 11" x 10' 6" (3.63m x 3.20m)
<b>Walk-In Wardrobe/Dressing Room</b>	11' 5" maximum x 11' 4" maximum (3.48m maximum x 3.45m maximum)
<b>Bedroom Three</b>	11' 9" x 7' 1" (3.58m x 2.16m)
<b>Bedroom Four</b>	8' 4" x 6' 4" (2.54m x 1.93m)
<b>Family Bathroom</b>	8' 0" x 6' 4" (2.44m x 1.93m)
<b>Externally</b>	
<b>Garage</b>	16' 8" x 9' 7" (5.08m x 2.92m)
<b>Brick Built Store</b>	13' 2" x 6' 11" (4.01m x 2.11m)

## FLOOR PLAN



## 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.