



Hillmorton Road
Guide Price £750,000

Osborne
Sargent

A well presented, extended and improved 4 bedroomed detached property situated on this prestigious road. 3 generous reception rooms, re-fitted kitchen breakfast room, utility, WC, G/f bedroom and bathroom, en-suite to main bedroom. Ample off road parking, garage and established South Westerly facing rear garden. Viewing recommended.



204 Hillmorton Road, RUGBY, Warwickshire CV22 5BB

An improved, extended and spacious 4 bedroomed detached property situated on this prestigious road ideally located for access to Rugby town centre, Rugby train station and an excellent array of local amenities. Accommodation in brief comprises: Porch, entrance hall, lounge, dining room, study, bedroom, family bathroom, WC, re-fitted kitchen breakfast room, utility and boot room to the ground floor, upstairs is the main bedroom with en-suite, bed 3 also with en-suite and potential to knock through in to dressing room and bedroom 4. Other benefits include PVCu double glazing, gas radiator heating, south westerly facing mature garden with summerhouse, drive providing ample off road parking and garage. Early inspection is recommend to full appreciate all that this fantastic property has to offer.

Porch

Hardwood double opening front entrance doors with glazed surround, ceramic tiled flooring, , PVCu double glazed frosted windows to Hall, PVCu double glazed frosted door to:

Hall

5' 11" x 15' 3" then 3' 3" w to 7' 9" x 19' 7" (1.80m x 4.65m) L-shaped room, double radiator with radiator cover, parquet flooring, telephone point, dado rail, coving to ceiling, stairs, storage cupboard, doors to:

WC

6' 4" x 7' 9" (1.93m x 2.36m) PVCu double glazed frosted leaded window to front with fitted shutters, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, ceramic tiling to one wall and ceramic tiled flooring.

Kitchen breakfast room

13' 3" x 15' 10" (4.04m x 4.83m) Re-fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink with single drainer, mixer tap, fitted fridge, fitted gas and electric range oven with extractor hood over, two PVCu double glazed leaded windows to front with fitted shutters, double radiator with radiator cover, ceramic tiled flooring, recessed ceiling spotlights and smoke detector, door to:

Utility room

10' 1" x 17' 6" (3.07m x 5.33m) Fitted with a matching range of base units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, vent for tumble dryer, two PVCu double glazed windows to side, PVCu double glazed leaded window to front with fitted shutters, cupboard housing house fuse boards, ceramic tiled flooring, wall mounted gas combination boiler, uPVC double glazed door to side, door to:

Boot room

3' 9" x 10' 9" (1.14m x 3.28m) Walk in room providing handy storage for boots/coats.

Bedroom 2

11' 11" x 16' 0" plus bay (3.63m x 4.88m) PVCu double glazed leaded square bayed window to front, PVCu double glazed window to side/garage, Parquet flooring under carpet, double radiator with radiator cover, TV point, coving to ceiling.

Family bathroom

6' 5" x 9' 11" (1.96m x 3.02m) Fitted with three-piece suite comprising corner bath with separate electric shower over, mixer tap, shower curtain and curtain rail, vanity wash hand basin with storage under, WC with hidden cistern, part ceramic tiled walls, wall mounted mirror, wall mounted storage cabinet and shelving, PVCu double glazed leaded window to front with fitted shutters, double radiator and ceramic tiled flooring.

Dining room

13' 11" plus bay x 17' 11" (4.24m x 5.46m) PVCu double glazed bay window to rear, PVCu double glazed window to side/garage, Parquet flooring under carpet, feature fireplace, double radiator with radiator cover, coving to ceiling.

Lounge

13' 10" x 27' 0" (4.22m x 8.23m) Two PVCu double glazed windows to rear with fitted shutters, Parquet flooring under carpet, feature open fireplace, two double radiators with covers, telephone point, TV point, PVCu double glazed door with fitted shutters to garden, double doors to:

Study

10' 7" x 12' 6" (3.23m x 3.81m) PVCu double glazed window to rear, double radiator with cover, cable and telephone points, recessed ceiling spotlights.

Landing

6' 4" x 16' 8" (1.93m x 5.08m) PVCu double glazed leaded window to front, double radiator with cover, dado rail, coving to ceiling, access to loft, doors to:

Dressing room

7' 5" x 11' 5" (2.26m x 3.48m) Sealed unit double glazed Velux to front, fitted double wardrobe with sliding doors, double radiator, telephone point, door to:

Main bedroom

17' 2" n to 13' 9" x 20' 4" (5.23m x 6.20m) PVCu double glazed window to rear, double radiator with cover, open plan to:

En-suite

2' 11" x 9' 9" (0.89m x 2.97m) Fitted with three-piece suite comprising wash hand basin, tiled shower enclosure and low-level WC, fully ceramic tiled walls, extractor fan, sealed unit double glazed Velux window to rear, vinyl flooring and recessed ceiling spotlights.

Bedroom 3

13' 10" max x 14' 2" max (4.22m x 4.32m) PVCu double glazed with to rear, fitted double radiator with cover, door to:

En-suite

5' 10" x 6' 7" (1.78m x 2.01m) Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower enclosure with fitted electric shower and low-level WC, part ceramic tiled walls, extractor fan, laminate flooring and recessed ceiling spotlights, door to:

Dressing area/storage

7' 2" x 19' 6" (2.18m x 5.94m) low level doors giving access to eaves storage.

Bedroom 4

10' 6" x 13' 2" max (3.20m x 4.01m) PVCu double glazed window to rear, double radiator with cover and recessed ceiling spotlights.

Garage

12' 11" x 30' 0" (3.94m x 9.14m) PVCu double glazed window to rear, remote-controlled electric up and over vehicular access door, PVCu double glazed pedestrian door to garden.

Outside

Tarmacadam driveway providing ample off road parking accessed via double opening metal gates. Enclosed front garden with mature planting and a variety of trees. Enclosed south westerly facing rear garden mainly laid to lawn with mature stocked borders, a variety of mature trees and paved patio. Hardstanding for shed, recently installed timber summerhouse, outside tap and 2 retractable awnings.

Viewings

Strictly by prior appointment through Osborne Sargent.

Our services

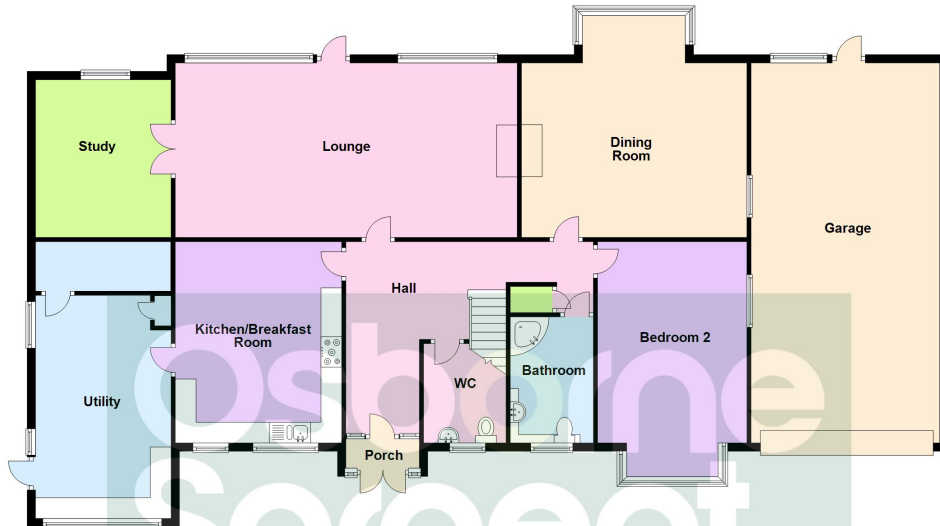
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

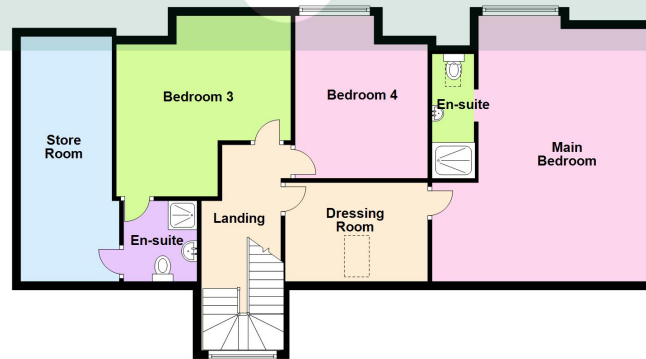
Ground Floor

Approx. 209.7 sq. metres (2257.1 sq. feet)



First Floor

Approx. 95.3 sq. metres (1028.3 sq. feet)



Total area: approx. 305.0 sq. metres (3283.4 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.





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