



Gatehouse Close, Hillmorton, Rugby, CV21 4EA



GUILD HOUSE
Estate Agents



Number 4 Gatehouse Close is an executive detached property situated in a private and exclusive development of just four properties. The close is situated in the heart of Hillmorton village which is served by several excellent primary schools and Ashlawn Academy secondary school.

This gorgeous family home is presented in immaculate condition boasting tasteful and spacious accommodation throughout to comprise: large hallway, cloakroom/w.c, a generous lounge benefiting from a bay window and french doors onto the garden. The home office has been fully fitted to incorporate two work stations and several filing cabinet drawers as well as wall mounted shelving and cabinets. Adjacent to the kitchen is well proportional dining room with bay window and bespoke fitted sideboard. Leading off the dining room is a fantastic refitted breakfast kitchen, fitted in bi tone walnut and cashmere high gloss units, a full range of appliances include, integrated fridge/freezer, Neff 'slide & hide' oven, combi/microwave oven, warming drawer, integrated dishwasher and gas hob with chimney extractor. All complimented by 'coffee bean' quartz work surfaces. Last but not least, completing the ground floor is a large utility room with access into the garden.

To the first floor leading off of a bright and spacious landing, the large double sized primary bedroom benefits from contemporary styled 'Sharps' built in wardrobes and a refitted en-suite shower room with underfloor heating. There are three further double bedrooms, two of which boast built in wardrobes and a fabulous refitted family bathroom with separate walk in shower enclosure and underfloor heating.

Externally this fantastic detached property continues to impress with fully enclosed wrap around gardens providing a large degree of privacy. Landscaped and mainly laid to lawn with pergolas, fully stocked borders, mature shrubs and planting. There are paved patio areas for seating and a stylish 'tiki' style hut for outdoor entertaining. To the front of the property there is a further lawned garden area, driveway for at least three vehicles and detached double garage with remote controlled electric doors.



- EXECUTIVE DETACHED
- HIGHLY DESIRABLE HILLMORTON LOCATION
- HIGH REVENUE TARIFF SOLAR PANELS
- FOUR DOUBLE BEDROOMS
- REITTED FAMILY BATHROOM & EN SUITE
- LUXURY REFITTED BREAKFAST KITCHEN
- LARGE UTILITY AND CLOACKROOM/W/C
- TWO SPACIOUS RECEPTION ROOMS
- FULLY FITTED HOME OFFICE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- EPC RATING B

