



59 FISHER AVENUE

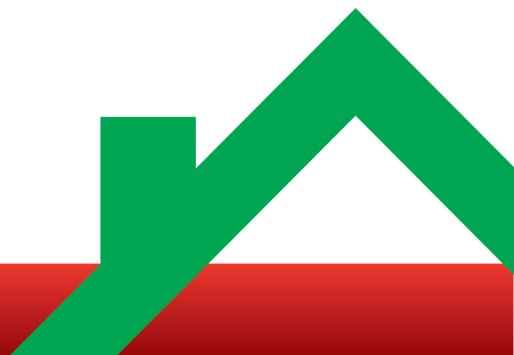
HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5HW

£499,950 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this beautifully presented four bedroom detached period home which has recently undergone a comprehensive programme of renovation and improvement, combining character features with contemporary finishes to create a truly stunning family home.

Located on the desirable Paddox estate in Rugby, this property provides excellent access to all local amenities. The well-regarded Paddox Primary School and Ashlawn School are both within walking distance, along with Sainsbury’s Local, Aldi supermarket, Maddens convenience store and a parade of further independent shops and stores. Rugby Railway Station offers commuters a direct intercity mainline service to Coventry, London Euston and Birmingham New Street in under one hour.

In brief, the well-planned accommodation comprises an entrance hall with original chequered tiled floor; a charming lounge with bay window and a striking open-plan kitchen/dining room boasting high-quality cabinetry with soft-close doors and drawers, complemented by luxurious quartz worktops and a full range of integrated appliances to comprise of a built-in oven, combination microwave, island with induction hob and modern extractor; full-size fridge/freezer; integrated dishwasher and a wine cooler - all from leading premium brands. Leading off from the kitchen/dining room is a separate utility room with fitted storage, a well-appointed ground floor shower room with contemporary white suite and a generous extended double bedroom with bi-fold doors that open out onto the rear garden. To the first floor there are three additional bedrooms and a stylish family bathroom fitted with a premium contemporary suite.

Modernised to exacting standards, the home benefits from uPVC double glazing throughout and gas fired central heating to radiators.

To the rear, the garden has been designed with lifestyle and functionality in mind, including a bespoke home office pod – ideal for remote working or creative pursuits. There is off road parking to the front along with a useful store which has a remotely operated roller door.

Offered for sale with no onward chain, this superb home offers a rare blend of period charm, modern luxury, and practical living. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

Gross internal area: 1410 ft² (131 m²)

PERSONAL INTEREST

We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is an employee of Brown & Cockerill Estate Agents and is therefore a 'connected person' as defined by that Act.

AGENTS NOTES

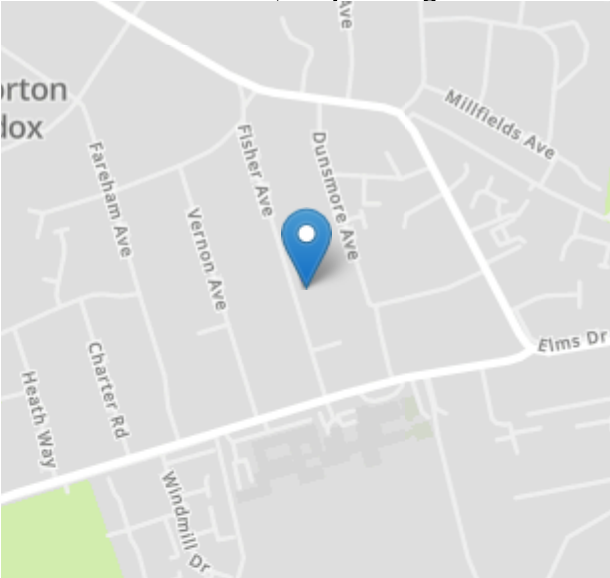
Council Tax Band: D.
What3Words: ///state.rash.bought

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

- A Beautifully Presented Four Bedroom Detached Family Home
- Recently Undergone Extensive Renovation & Improvement
- Stunning Open Plan Kitchen/Dining Room
- Spacious Ground Floor Master Bedroom, Shower Room
- Modern Family Bathroom with Contemporary White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Detached Garden Office Pod for Home Working
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 6" x 6' 7" (3.81m x 2.01m)

Lounge

12' 5" into bay x 11' 5" (3.78m into bay x 3.48m)

Kitchen/Dining Room

19' 9" x 18' 2" (6.02m x 5.54m)

Utility Room

12' 0" x 5' 11" (3.66m x 1.80m)

Bedroom One

20' 1" x 11' 9" (6.12m x 3.58m)

Ground Floor Shower Room

7' 4" x 3' 7" (2.24m x 1.09m)

First Floor

Bedroom Two

12' 10" to wardrobes x 10' 1" (3.91m to wardrobes x 3.07m)

Bedroom Three

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom Four

6' 10" x 6' 7" (2.08m x 2.01m)

Family Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Externally

Store

11' 6" x 6' 2" (3.51m x 1.88m)

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.