

Ruskin Close, Rugby, CV22 5RU



**GUILD HOUSE**  
Estate Agents







Guild House Estate Agents are delighted to present this fantastic three bedroom, extended detached family home on the very popular Hillside Estate in Bilton, Rugby. Immaculately presented throughout and stylishly decorated with well proportioned living accommodation, featuring a lovely kitchen and family room to the rear. In a quiet cul-de-sac with driveway parking and a garage, with good access to local amenities, schools, bus routes etc. Viewing is highly recommended, to book a viewing please contact Lisa.

The property has been much improved in the last 2-3 years with attention paid to fundamental and high cost elements. All the windows and doors have been replaced. A new gas central heating boiler with magnetic filter system was installed in 2023 with a 10 year guarantee. An extension to the rear of the property has with a new fitted kitchen and opening in to a family room with bi-fold doors out to the garden has been added. New carpets and floor coverings and a newly fitted bathroom suite, adds to the appeal of this fabulous property. The property offers excellent family living accommodation with a great size family lounge and a light and airy kitchen, dining and family room, which is very versatile. The kitchen features all built in appliances, contemporary streamline matt grey cabinets, a granite work surface and a composite sink.

lounge, kitchen/dining and family room.

First Floor :- Three well proportioned bedrooms and a family bathroom.

Outside:- To the front an area is laid to lawn with the remaining block paved for driveway parking which continues down the side of the property. to the garage. There is a side gated pedestrian access to the rear of the property, leading to the garden and patio area, which is surrounded by closed boarded fencing.

Location:- Ruskin Close is located on the Hillside state in Bilton. It has good access to Bilton School, Bawnmore School, The Crescent School, Rugby High School, Rugby Free School, Harris School. It is also on the main bus route to Rugby town centre. There are excellent local amenities and shops within walking distance.





- MUCH IMPROVED & EXTENDED DETACHED FAMILY HOME
- NEWLY FITTED KITCHEN WITH ALL INTEGRATED APPLIANCES
- FAMILY ROOM EXTENSION TO REAR WITH BI-FOLD DOORS LEADING TO GARDEN
- NEWLY FITTED BATHROOM, NEW WINDOWS AND NEW GAS CENTRAL HEATING BOILER IN LAST 2 YEARS
- QUIET CUL-DE-SAC LOCATION REAR GARDEN NOT



- DRIVEWAY PARKING AND A GARAGE
- POPULAR BILTON RESIDENTIAL LOCATION WITH GOOD SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY RECOMMENDED

