



West Coast Lane, Lower Hillmorton, Rugby, CV21 4PA



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this outstanding 4 bedroom detached property situated in a prime position on the edge of Lower Hillmorton. Built approximately 7 years ago this property is perfectly positioned for easy access into Hillmorton and all of its excellent amenities. Crick village, Rugby and Daventry town centres are a short drive away and you are only a few minutes from major commuter network motorway links such as M1/M6/A5. The growing Houlton development is on your doorstep which benefits from a health centre, childrens playground, supermarket, established primary and secondary schools, and of course the ever popular 'Tuning Fork' restaurant.

This immaculate detached family home offers spacious living accommodation throughout with everything you would expect from a 7 year old property but benefiting from an abundance of stylish and tasteful upgrades and presented in 'showhome' condition. In brief the property comprises: large entrance hallway with panelling, generous lounge with feature chimney breast and oak mantle, study, cloakroom/W.C, utility room and completing the ground floor is a gorgeous kitchen/dining room with a full range of built in appliances, french doors onto the garden and feature panelled wall. To the first floor the well proportioned master bedroom boasts fully fitted wardrobes and spacious upgraded en suite, there are three further double bedrooms and a large upgraded family bathroom with separate shower enclosure.

Externally this gorgeous property doesn't disappoint! A beautiful landscaped rear garden offers a good degree of privacy and plenty of outdoor entertaining space. Fully enclosed by a brick wall and timber fencing, well stocked borders, an expansive paved patio surrounds the lawn and to the rear of the garden there is a fabulous decked seating area with pergola. A secure side gate leads to the driveway with EV charging point and access to the front of the garage.

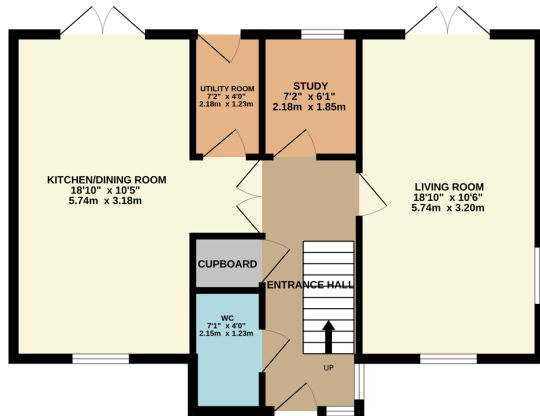
This property must be viewed to fully appreciate the quality living space it offers.



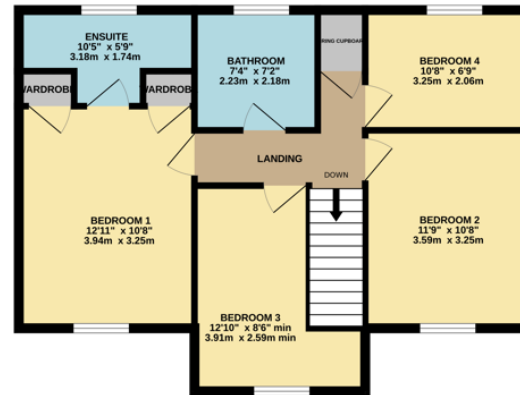
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND BUILT IN WARDOBES
- UPGRADED FAMILY BATHROOM & EN SUITE
- STUNNING KITCHEN/DINER
- SPACIOUS LOUNGE
- STUDY
- HIVE HEATING SYSTEM
- UTILITY AND GROUND FLOOR W.C
- LANDSCAPED GARDENS
- GARAGE AND DRIVEWAY WITH EV CHARGING POINT
- EPC - B



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.