



CHERRY TREE VILLA

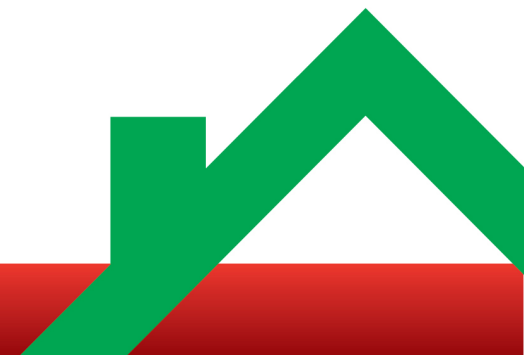
ORCHARD GARDENS
HILLMORTON
WARWICKSHIRE
CV21 4DU

Offers Over £575,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern five bedroom detached property located in a sought after development in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and regular bus services. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5/A14 road and motorway networks and Rugby railway station operates a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The accommodation is set over two floors and in brief, comprises of an entrance hall with an impressive oak staircase rising to the first floor landing, storage cupboard and doors off to the ground floor accommodation. There is a dining room to the front elevation and a separate lounge with a feature fireplace with a remote control gas fire and there are French doors opening onto the rear garden. The modern kitchen/breakfast room has a central island and benefits from under floor heating and has a range of built in appliances. In brief, these includes a Neff Circotherm oven with 'slide and hide' doors and further Neff steam oven, induction hob, dishwasher, coffee machine and American style fridge freezer, The separate utility room has a Belfast sink, space and plumbing for an automatic washing machine and tumble dryer with a pedestrian door opening onto the side of the property and further door giving internal access to the garage. There is a ground floor cloakroom/w.c. fitted with a vanity unit with inset wash hand basin, wall hung w.c. and Bisazza mosaics.

To the first floor, the landing gives convenient access to part boarded loft space with lighting connected. The master bedroom has fitted oak wardrobes and floating oak shelves and benefits from an en-suite shower room fitted with a double shower enclosure, wall hung wash hand basin and concealed cistern w.c. with flush plate. Bedroom two also benefits from en-suite facilities to include a shower enclosure, concealed cistern w.c. with flush plate and wall mounted wash hand basin. There are three further well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

The property benefits from hardwood double glazing, gas fired central heating to radiators and home multimedia wiring.

Externally, to the front there is a driveway providing ample off road parking and leads to the integral garage with electric door and electric vehicle charging point. The enclosed rear garden has external power and water connections and is predominantly laid to lawn with a paved patio area to the immediate rear and an additional decked area, both are ideal for al fresco dining and entertainment.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 151 m² (1625 ft²).

Please see attached sheet for detailed and comprehensive information regarding fixtures and fittings.

AGENTS NOTES

Council Tax Band 'F'. What3Words: ///lamp.palm.young

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 Modern Five Bedroom Detached Property in Sough After Development in Popular Residential Location**
- **Dining Room and Separate Lounge with French Doors to Rear**
- **Kitchen Breakfast Room with Integrated Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **En-Suites Off Two Bedrooms and Further Family Bathroom with Three Piece White Suite**
- **Hardwood Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Garage and Ample Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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 10' 0" (3.81m x 3.05m)

Dining Room

15' 7" into bay window x 12' 2" (4.75m into bay window x 3.71m)

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

Kitchen/Breakfast Room

14' 5" x 14' 5" (4.39m x 4.39m)

Utility Room

10' 10" x 4' 11" (3.30m x 1.50m)

Ground Floor Cloakroom/W.C.

5' 11" x 3' 7" (1.80m x 1.09m)

First Floor

Bedroom One

13' 1" x 12' 6" (3.99m x 3.81m)

En-Suite Shower Room One

7' 10" x 5' 11" (2.39m x 1.80m)

Bedroom Two

12' 2" x 10' 9" maximum (3.71m x 3.28m maximum)

En-Suite Shower Room Two

7' 10" x 6' 3" (2.39m x 1.91m)

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom Four

9' 11" x 9' 3" (3.02m x 2.82m)

Bedroom Five

9' 4" x 8' 0" (2.84m x 2.44m)

Family Bathroom

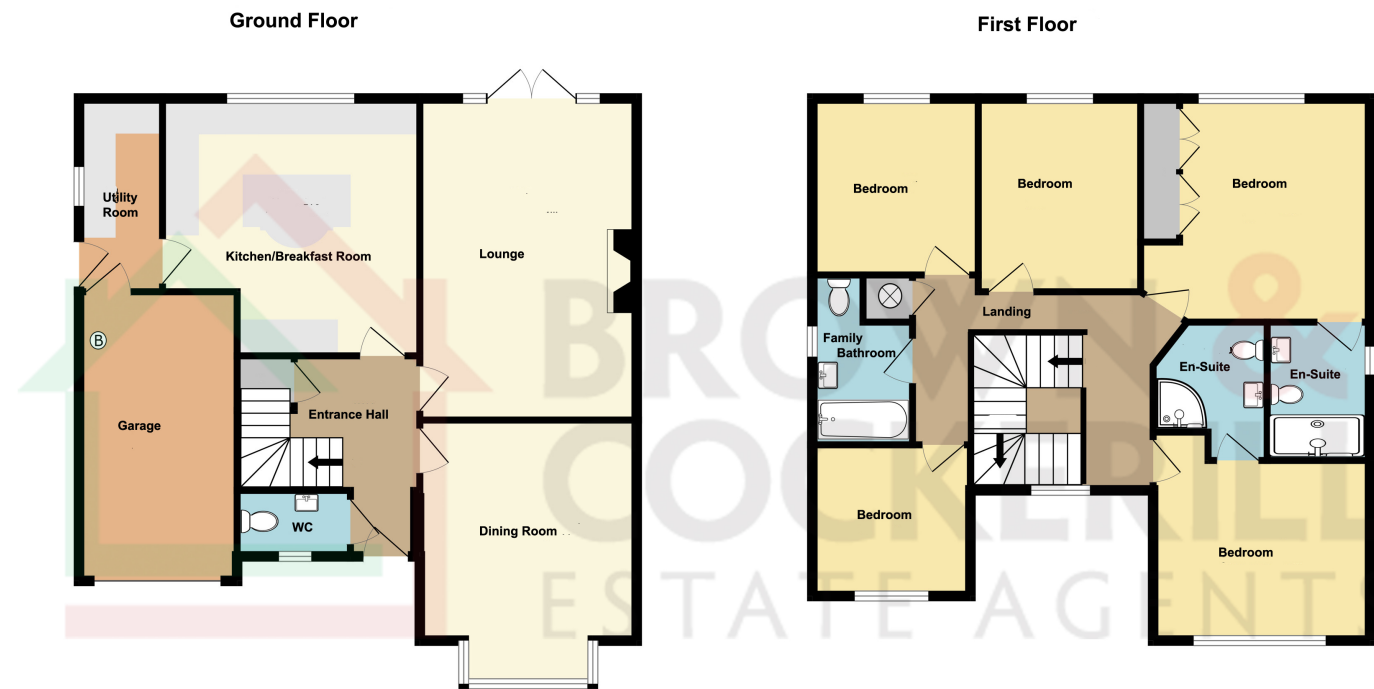
9' 2" x 5' 7" (2.79m x 1.70m)

Externally

Garage

16' 2" x 8' 10" (4.93m x 2.69m)

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.