



EDWARD KNIGHT
ESTATE AGENTS

87 HILLARY ROAD, SHAKESPEARE GARDENS, RUGBY, WARWICKSHIRE, CV22 6ET

OFFERS OVER £290,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom, extended, semi detached property situated on the highly sought after Shakespeare Gardens estate. The property comprises: front garden with off road parking and single garage, entrance hallway, lounge, dining room, open plan kitchen/ family room, three bedrooms, family bathroom and sizable rear garden.

LOCATION

The property is situated on a quiet street which is close to local amenities, town centre bus routes and excellent grade one schooling. Shakespeare gardens is located to the south of Rugby which provides quick and easy access via the A45 to Leamington spa, Warwick and Coventry.

ENTRANCE HALL

Enter the property via storm porch with uPVC double glazed door. There is wood effect flooring, stairs that rise to the first floor and a door providing access the lounge and further downstairs accommodation. There is also understairs storage cupboard as well as a radiator and wall mounted thermostat.

LOUNGE

13' 10" x 11' 6" (4.22m x 3.51m)

There is a uPVC double glazed circular bay window to front aspect with wall mounted radiator fitted to bay, wall mounted lights, a coal effect gas fire with wooden mantle and a television point.

OPEN PLAN KITCHEN/ FAMILY ROOM

24' 4" x 24' 0" (7.42m x 7.32m)

The open plan L shaped kitchen / living space is located in the extension which wraps around the rear of the property.

The space is light and airy featuring, two Velux



windows to side aspect and two further two Velux windows to rear aspect, all set in a vaulted ceiling. There is also a set of uPVC patio doors that open onto the rear garden and a uPVC double glazed window also looking onto the garden, allowing plenty more natural light into the space.

The room is sectioned into two areas; the kitchen and the living area. In the kitchen there are a range of units both base and wall mounted with contrasting work surfaces and a breakfast bar. There is a 1.5 sink and drainage board with mixer tap, a four ring induction hob with extractor hood over and integrated appliances including; microwave, double oven, dishwasher washing machine, tumble dryer and fridge freezer. The family living space minimises to 12ft 5" and provides space for a sofa and also has a TV point and even space for a pool table.

DINING ROOM

There is a feature electric fire place and a wood effect flooring continued from the kitchen/ family area.

FIRST FLOOR LANDING

The landing has a loft hatch and smoke alarm and provides access to all three bedroom and a family bathroom.

FAMILY BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m)

A uPVC window to rear aspect, ceramic tiled floor, heated towel rail and recessed spot lights. There is also a panelled bath with power shower over, low flush WC, wall mounted wash hand basin with mixer tap and tiled splash backs.



BEDROOM ONE

14' 4" x 11' 7" (4.37m x 3.53m)

uPVC circular double glazed bay window to front aspect with radiator fitted to the bay.

BEDROOM TWO

13' 3" x 11' 8" (4.04m x 3.56m)

uPVC double glazed window to rear aspect, cupboard housing combi boiler and a radiator.

BEDROOM THREE

7' 8" x 8' 0" (2.34m x 2.44m)







uPVC triangular bay front window to front aspect and a radiator.

GARAGE

17' 3" x 7' 9" (5.26m x 2.36m)

The single garage is attached to the house and has lighting and electricity connected. There is also an up and over metal door.

OUTSIDE

Driveway

the front of the property has a block paved with driveway with off road parking for several vehicles and an access gate to the rear garden.

Rear Garden

There rear garden is predominately laid to lawn and is enclosed by timber panelled fencing to two sides and hedge row to the other. There is also a slabbed patio area at the base of the garden.



