



EDWARD KNIGHT
ESTATE AGENTS

320 LOWER HILLMORTON ROAD, HILLMORTON, RUGBY, CV21 4AE

£279,950





SUMMARY

Located in the extremely popular Hillmorton area this significantly improved & extended semi-detached bungalow must be viewed. Having been fully refurbished the impressive accommodation briefly comprises : Porch, Entrance Hall, Modern Extended Kitchen Diner with Living Room, Three Bedrooms with a shower room/en-suite serving Bedroom Three. There is also a Family Bathroom, A good size frontage with paved Driveway and a private landscaped rear garden. This bungalow is offered to the market with No Upward Chain.

LOCATION

Hillmorton is a pretty suburb of Rugby forming much of the eastern half of the town. Very sought after for families due to it's abundance of good schools (notably Hillmorton Primary & Ashlawn) but also popular for retirement due to bus links and various local amenities.

PORCH

uPVC double glazed door on the side of the property leading into porch which has a wooden part glazed door into the Hallway.

HALLWAY

Doors off to all accommodation, Wall mounted radiator. Loft access hatch. Wood effect flooring.



LIVING KITCHEN DINER

Living Space

12' 0" x 11' 3" (3.66m x 3.4m)

Opens into Kitchen Diner Extension. TV point.

Multiple plug sockets. Wood effect flooring. Wall mounted radiator.

Kitchen Diner

23' 2" x 10' 6" (7.21m x 3.2m)

Impressively framed modern double glazed sliding patio doors with side picture windows looking out into the private garden. Wall mounted radiator.

Wood effect flooring. Full range of modern moulding handle base and eye level units. Kitchen island with further cupboards. Inset spotlights. Hidden combi boiler. Integrated hob and extractor. Integrated double oven. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Belfast style stainless steel sink with mixer tap. Impressive solid worktops.







BEDROOM ONE

12' 8" x 11' 3" (3.86m x 3.43m)

uPVC double glazed window to the front aspect. Wall mounted radiator. TV point.

BEDROOM TWO

9' 11" x 8' 10" (3.02m x 2.69m)

uPVC double glazed window to the front aspect. Wall mounted radiator. TV point.

BEDROOM THREE (GUEST ROOM)

10' 1" x 8' 10" (3.07m x 2.69m)

Ideal for use as a guest room or a teenagers room. Small uPVC double glazed window to the side aspect. Door to guest shower room. Wall mounted radiator. Two TV points.

SHOWER ROOM

Opaque uPVC double glazed window to the side. Fully tiled shower cubicle. Extractor. Low flush WC. Wash hand basin. Concealed shaver point.

BATHROOM

Opaque uPVC double glazed window to the side. Panelled bath with electric shower over. Tiling to splashbacks. Low flush WC. Wash hand basin built into vanity unit.



FRONT GARDEN

Pleasant frontage with paving, stone chippings, shrubs, plants and paving. Enclosed by low level wall.

DRIVEWAY

Off road parking for 3/4 vehicles. Pedestrian access gate into rear garden.

REAR GARDEN

Enclosed by timber fencing. Side access gate. Substantial patio with a couple of steps up the lawned section. Borders. Hard standing. Slabbed pathway leading halfway up the garden. Various trees, plants, shrubs and flowers.

Ground Floor

Approx. 79.6 sq. metres (856.3 sq. feet)



Total area: approx. 79.6 sq. metres (856.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
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