



EDWARD KNIGHT
ESTATE AGENTS

5 FLORIN PLACE, HILLMORTON, RUGBY, CV21 4ED

£750,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious extended, detached five bedroom house within the heart of Hillmorton. The property occupies an enviable plot with a beautiful lawned garden and sunny patio space. The accommodation includes five bedrooms with En-Suites to bedrooms one and two, five reception rooms and an open plan kitchen diner.

LOCATION

Florin Place is a private cul de sac situated in the heart of Hillmorton and within walking distance of Local amenities, Ashlawn High school and Paddox Primary school. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town.

ENTRANCE HALL

Double glazed opaque. composite door to front aspect. Telephone point. Radiator. Stairs rising to the first floor. Understairs storage cupboard. Doors onto further accommodation.

STUDY

14' 5" x 10' 5" (4.39m x 3.18m)

Double glazed bay window to front aspect. Radiator. Telephone point.

LOUNGE

26' 6" x 13' 6" (8.08m x 4.11m)

Double glazed bay window to front aspect. Television and telephone points. Radiator. Gas fire with feature fireplace. Double doors onto hallway and sun room.



DINING ROOM

10' 10" x 7' 2" (3.3m x 2.18m)

Double glazed windows to side and front aspects. Velux sky light to the front. Radiator.

KITCHEN

24' 2" x 14' 10" (7.37m x 4.52m)

Wall and base units with work surfaces over. Stainless steel one and half bowl sink and drainer unit with a mixer tap. Integrated gas hob and oven with cooker hood above. A further space for integrated double electric oven. Space for a dishwasher and space for fridge freezer. Integrated under counter fridge and freezer. Radiator. Tiling to flooring and splash backs. Double glaze windows to rear aspect.

UTILITY ROOM

11' 5" x 5' 6" (3.48m x 1.68m)

Wall and base units with over counter lighting with work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Space for washing machine and tumble dryer. Radiator. Tiling to flooring and splash backs. Loft access. Double glazed stable door to side aspect. Double glazed window to rear aspect. Power point for outside light.

SUN ROOM

15' 10" x 17' 3" (4.83m x 5.26m)

Windows and French doors to rear aspect. Radiator. Two connections for outside weatherproof power point.

GAMES ROOM / BEDROOM

9' 7" x 10' 2" (2.92m x 3.1m)

Double glazed window to rear aspect. Radiator.



GUEST WC

Low level WC. Wash hand basin. Radiator. Extractor fan. Tiling to splashbacks.

FIRST FLOOR LANDING

Double glazed windows to side aspect. Loft access via loft ladder onto partly boarded loft. Double airing cupboard. Storage cupboard. Doors onto bedrooms and bathroom. Radiators.







BEDROOM ONE

12' 2" x 14' 6" (3.71m x 4.42m)

Double glazed windows to rear aspect. Dressing area with built in wardrobes. Radiator.

ENSUITE

Shower cubicle with mains powered shower. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Shaver points. Partly tiled walls. Double glazed opaque window to side aspect.

BEDROOM TWO

19' 5" x 19' 3" (5.92m x 5.87m) Some restricted head height.

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

11' 1" x 13' 0" (3.38m x 3.96m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

ENSUITE

Shower cubicle with mains powered shower. Wash hand basin. Low level WC. Extractor fan. Heated towel rail. Shaver points. Partly tiled walls. Double glazed opaque window to front aspect.

BEDROOM FOUR

15' 0" x 10' 8" (4.57m x 3.25m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

BEDROOM FIVE

16' 1" x 11' 9" (4.9m x 3.58m)

Double glazed window to rear aspect. Radiator. Built in and Fitted wardrobes. Television point.

BATHROOM

Panelled bath with mixer taps. Shower cubicle with mains powered shower. Wash hand basin vanity unit. Low level WC. Heated towel rail. Shaver points. Extractor fan. Radiator. Partly tiled walls. Velux sky light to rear aspect.

FRONT GARDEN

Lawned area. Flower beds housing plants and shrubs. Block paved driveway. Further paved driveway to the side.

REAR GARDEN

Patio area. Lawned area. Mature trees and flower beds housing plants and shrubs. Timber fencing surrounds. Timber built shed. Water tap. Gated access to both sides.

DOUBLE GARAGE

Two up and over doors. Power and lighting connected. Loft access.



