



EDWARD KNIGHT
ESTATE AGENTS

14 WESTGATE ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 3UD

OFFERS IN EXCESS OF £380,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic, sizeable four-bedroom semi-detached property in Hillmorton. Situated on one of Rugby's most desirable roads, this lovely home occupies a large plot with a beautiful south facing rear garden. The property has been fully modernised by the current occupiers and extended to both ground floor and first floor to create a spacious family home.

The ground floor accommodation includes an entrance hall with original tiled floor, ground floor cloakroom, utility room, lounge with bay window which overlooks the pretty tree lined street. The rear of the property has been extended to create a beautiful kitchen with various integrated appliances which opens into an L-shaped dining family room with double opening doors to the outside patio space.

The first floor has been extended and converted in a well thought out manner to create a large family bathroom with walk in double shower cubicle, four double bedrooms and an en suite shower room.



Externally is a private driveway with parking and access to the single garage. The rear garden is separated by mature trees and shrubs into two sections, the first area has a lovely patio and timber framed outbuilding which makes for a fantastic summer entertaining area, the second has a large lawned area with pathway leading to a further seating area and green house.

LOCATION

Westgate Road is a popular tree lined street which is situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Stanley Road falls within catchment for the highly regarded Ashlawn Secondary School.

GROUND FLOOR

ENTRANCE HALL

14' 7" x 5' 10" (4.44m x 1.78m)

LOUNGE

18' 4" x 11' 10" (5.59m x 3.61m)

CLOAKROOM

4' 10" x 3' 10" (1.47m x 1.17m)

UTILITY ROOM

5' 7" x 6' 3" (1.7m x 1.91m)

KITCHEN

16' 7" x 9' 6" (5.05m x 2.9m)

L-SHAPED DINING FAMILY ROOM

17' 7" x 17' 4" (5.36m x 5.28m)

FIRST FLOOR

MASTER BEDROOM

12' 8" x 12' 1" (3.86m x 3.68m)

ENSUITE

6' 1" x 6' 1" (1.85m x 1.85m)



BEDROOM TWO

13' 1" x 11' 8" (3.99m x 3.56m)

BEDROOM THREE

8' 10" x 12' 5" (2.69m x 3.78m)

BEDROOM FOUR

8' 9" x 10' 2" (2.67m x 3.1m)

FAMILY BATHROOM

9' 8" x 6' 8" (2.95m x 2.03m)







Ground Floor

Approx. 79.4 sq. metres (854.9 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 141.4 sq. metres (1521.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.