



EDWARD KNIGHT
ESTATE AGENTS

8 MELLOR ROAD, HILLMORTON, RUGBY, CV21 4BP

£335,000





PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this well presented and extensively extended five bedroom semi detached house situated in the highly sought after Hillmorton area. The property comprises of: Lounge, Dining room, Play room/Study, Breakfast kitchen, Utility room, Ground floor wet room, Five bedrooms, Bathroom, Fully landscaped gardens, Single garage and Off-Road parking.

LOCATION

Mellor Road is a pretty tree lined street located in the lower half of Hillmorton, situated perfectly for access to local amenities including an off-licence and takeaway and good bus routes into Rugby Town Centre. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Mellor Road falls within catchment for the highly regarded Hillmorton Primary School and Ashlawn Secondary School. The property is situated perfectly in a quiet residential area on the edge of countryside, there are a variety of beautiful walks close by including canal walks and the Blue Bells Woods.



Mellor Road is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry and Northampton.

ENTRANCE HALL

uPVC double glazed opaque door and window to front aspect. Stairs rising to the first floor. Under stairs storage cupboard. Radiator. Tiled flooring. Doors onto further accommodation.

LOUNGE AREA

14' 2" x 12' 11" (4.32m x 3.94m)

uPVC double glazed bay window to front aspect. Television and telephone points. Radiator. Gas fire with feature fireplace. Laminate flooring.

DINING ROOM

11' 10" x 12' 11" into door recess (3.61m x 3.94m)

Radiator. Laminate flooring. Double doors onto:

PLAY ROOM / STUDY

9' 7" x 10' 0" (2.92m x 3.05m)

uPVC double glazed patio doors to the rear aspect. Velux sky light. Radiator. Laminate flooring.

KITCHEN AREA

10' 9" x 15' 6" (3.28m x 4.72m)

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 with cooker hood above. Integrated electric oven. Integrated dishwasher and fridge freezer. Breakfast bar. Tiling to flooring and splashbacks. Radiator.

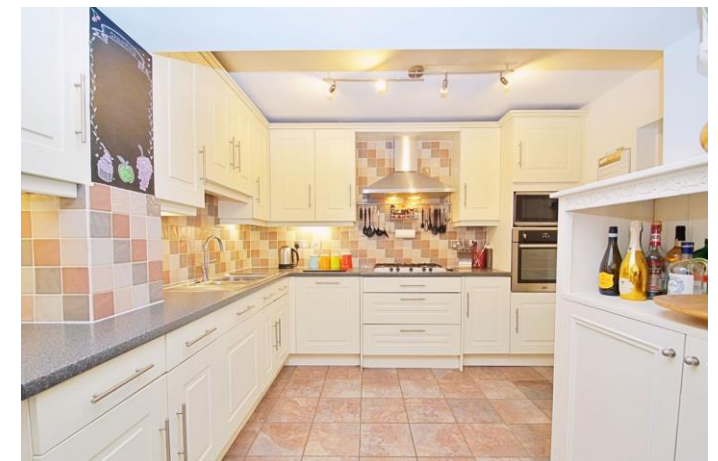


Opens onto:

BREAKFAST AREA

8' 11" x 8' 5" (2.72m x 2.57m)

uPVC double glazed French doors and window to rear aspect. Velux sky light. Tiled flooring. Radiator.







UTILITY ROOM

5' 1" x 6' 6" (1.55m x 1.98m)

Baser units with work surfaces over. Stainless steel one and half bowl sink and drainer unit with a mixer tap. Space for washing machine and tumble dryer. Radiator. Extractor fan. Velux sky light. Tiled flooring and tiling to the splashbacks.

GROUND FLOOR WET ROOM

Fully tiled walls and flooring. Wash hand basin. Low level WC. Electric powered shower. Velux sky light.



FIRST FLOOR LANDING

Loft access. Airing cupboard. Doors onto bedrooms and bathroom.

BEDROOM ONE

14' 3" x 10' 0" plus wardrobes (4.34m x 3.05m)
uPVC double glazed window to front aspect.
Fitted wardrobes. Radiator.

BEDROOM TWO

11' 11" x 13' 0" into door recess (3.63m x 3.96m)
uPVC double glazed window to rear aspect.
Radiator. Television cable.

BEDROOM THREE

8' 8" x 7' 10" (2.64m x 2.39m)
uPVC double glazed window to front aspect.
Fitted wardrobe. Radiator.

BEDROOM FOUR

11' 4" into door recess x 6' 6" (3.45m x 1.98m)
uPVC double glazed window to front aspect.
Radiator. Fitted wardrobe.

BEDROOM FIVE

9' 6" plus wardrobe x 6' 6" (2.9m x 1.98m)
uPVC double glazed window to rear aspect.
Fitted cabin bed. Radiator. Built in wardrobe.

BATHROOM

Panelled bath with mains powered shower over.
Wash hand basin. Low level WC. Radiator. Partly tiled walls. uPVC double glazed opaque window to rear aspect.

FRONT GARDEN

Block paved driveway. Gravelled area. Lawned area with flower beds hosing mature trees, plants and shrubs.

REAR GARDEN

Fully landscaped with separate decking, patio and lawned areas. A wide range of exotic and fruit trees. 2 x Brick build sheds. Brick built outhouse. Timber built play house.

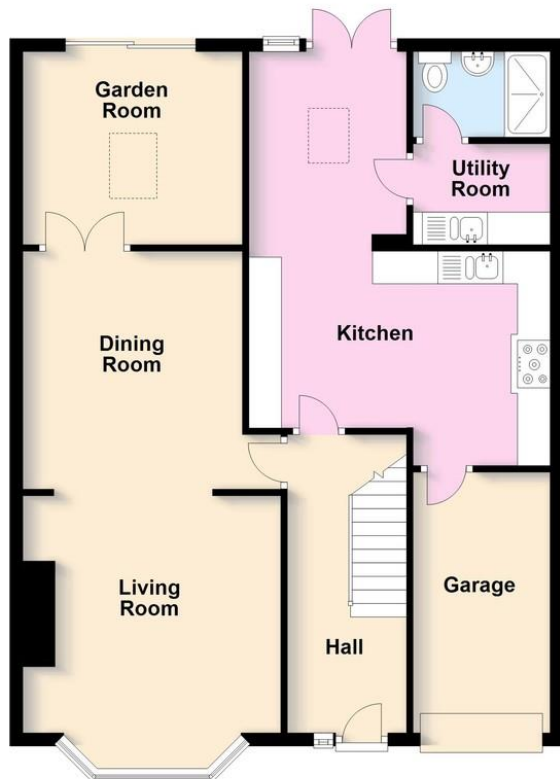
SINGLE GARAGE

Up and over door. Power and lighting connected.
Door into kitchen.



Ground Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 144.0 sq. metres (1550.5 sq. feet)

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



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		67	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		67	78