



EDWARD KNIGHT
ESTATE AGENTS

11 RUSKIN CLOSE, HILLSDALE, RUGBY, CV22 5RU

£275,000





SUMMARY

A beautifully presented Detached Home positioned in a cul-de-sac and located in the ever popular Hillside area. The accommodation is offered to the market with No Upward Chain and briefly comprises : Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, Shower Room, Front Garden, Driveway, Detached Garage and a well presented Rear Garden.

LOCATION

Hillside is positioned within an extremely popular 'CV22' postcode area which encompasses Woodlands, Shakespeare Gardens and the Bawnmore Road area along with nearby Dunchurch. Nearby schools include Bawnmore, Bilton and Rugby High School for girls plus The Crescent & Bilton Grange private schools. Nearby amenities include a newsagent and hairdressers along with a large Sainsburys store.

ENTRANCE HALL

uPVC double glazed front door with double glazed side panel. Stairs rising to first floor. Wall mounted radiator. Telephone point. Doors to all downstairs accommodation.

LOUNGE

18' 0" x 11' 11" (5.49m x 3.63m)

uPVC double glazed window to the front aspect. Two wall mounted radiators. TV point. Coving. Electric fire with surround.



KITCHEN AREA

10' 10" x 8' 9" (3.3m x 2.67m)

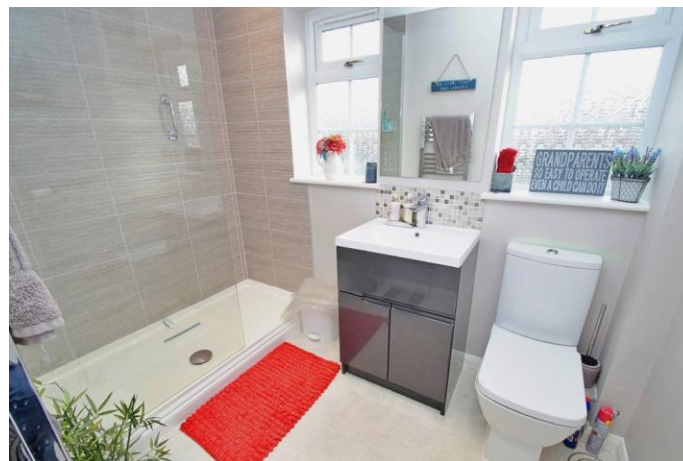
uPVC double glazed window to the rear garden. Opens through to Dining Area. Good size under-stair cupboard (with space for upright fridge/freezer). Full range of base and eye level units with work surfaces over and under cabinet lighting. Stainless steel sink drainer with mixer tap. Built in double oven, hob and extractor. Space and plumbing for washing machine and slimline dishwasher. Tiling to splash-backs. Ceramic tiled floor.

DINING AREA

10' 7" x 8' 2" (3.23m x 2.49m)

uPVC double glazed windows to the side and rear aspects plus a double glazed door onto the rear garden. Wall mounted radiator.







LANDING

Doors off to all three bedrooms and shower room. Loft access hatch. Wall mounted radiator.

BEDROOM ONE

12' 3" x 9' 9" inc fitted furniture (3.73m x 2.97m)
uPVC double glazed window to the front aspect. Wall mounted radiator. Full range of built in wardrobes. Coving.

BEDROOM TWO

9' 1" x 9' 4" + storage (2.77m x 2.84m)
uPVC double glazed window to the rear. Wall mounted radiator. Two built in storage cupboards (one being an airing cupboard).

BEDROOM THREE

9' 0" x 8' 0" (2.74m x 2.44m)
uPVC double glazed window to the front aspect. Wall mounted radiator.

SHOWER ROOM

8' 5" x 5' 9" (2.57m x 1.75m)
Two opaque uPVC double glazed windows to the rear aspect. Heated towel rail. Large fully tiled shower cubicle with inset controls. Low flush WC. Wash hand basin built into vanity unit with storage. Inset spotlights.

FRONT GARDEN

Lawned frontage with flower and shrub border.

DRIVEWAY

Running down the side of the property and leading to the single detached Garage. Providing off road parking for several vehicles. Pedestrian access gate into the rear garden.

GARAGE

Metal up and over door. Double glazed courtesy door into the rear garden.

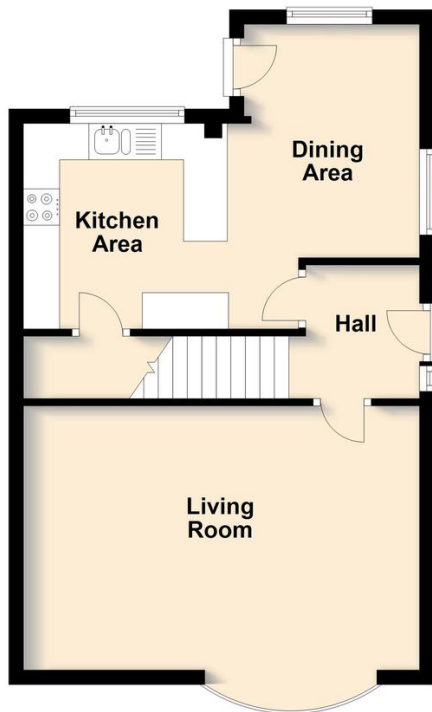
REAR GARDEN

Primarily laid to lawn and enclosed by a mixture of timber fence and brick wall. Initial patio/seating area with side gate. Courtesy door to garage. Raised pond set on slate chipping area. Borders.



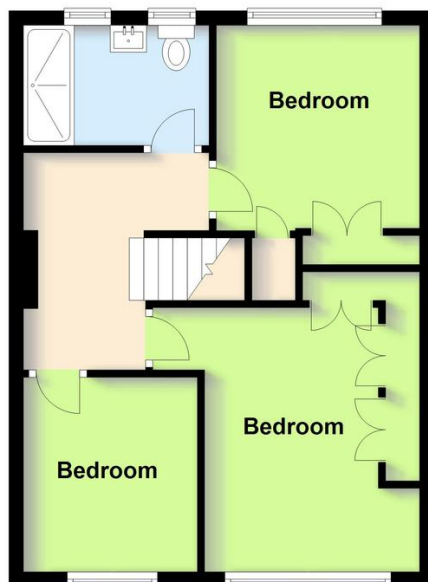
Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

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

