



**EDWARD KNIGHT**  
ESTATE AGENTS

55 SIDNEY ROAD, RUGBY, WARWICKSHIRE, CV22 5LB

OFFERS OVER £350,000







### PROPERTY DESCRIPTION

An extended and improved three bedroom detached property situated in a highly sought after area of Hillmorton. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, refitted ground floor cloakroom, three first floor bedrooms & refitted four piece bathroom. Outside there is a tarmac driveway the front and private rear garden adjoining school playing field to the rear. Further benefits include gas central heating & uPVC double glazing.

### LOCATION

Sidney Road is a popular tree lined street which is situated in one of Rugby's most desirable locations. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Sidney Road is situated in the heart of the Paddocks estate and falls within catchment for the highly regarded Ashlawn Secondary School and Paddocks Primary School.





### ENTRANCE HALL

Enter via obscure uPVC double glazed leaded door with adjoining double glazed leaded side panel. With single panelled wall mounted radiator. Wood effect laminate flooring. Understairs storage cupboard. Stairs rising to first floor. Doors to further ground floor accommodation. Door to:

### GUEST WC

With obscure uPVC double glazed window to the side aspect. Ceramic tiled floor and walls. Low level toilet and wall mounted wash hand basin with mixer taps. Single panelled wall mounted radiator.

### DINING ROOM

12' 8" x 12' 2" (3.86m x 3.71m)

With uPVC double glazed bay window to the front aspect. Double panelled wall mounted radiator. Telephone point.

### LOUNGE

17' 4" x 12' 0" (5.28m x 3.66m)

With uPVC double glazed French doors to the rear aspect, Single panelled wall mounted radiator. Wall mounted lights. Television aerial point.

### KITCHEN

15' x 6' 6" (4.57m x 1.98m)

With a range of eye and base level kitchen units surmounted by marble effect roll-top



worksurfaces. Inset sink and drainer with mixer tap. Tiled splashback areas. Free standing gas cooker with cooker hood above. uPVC double glazed windows to the side and rear aspect. uPVC double glazed door to the side aspect. Wall mounted gas fired combination central heating boiler. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Ceramic tiled floor.









### FIRST FLOOR LANDING

With obscure uPVC double glazed window to the side aspect. Access to loft space. Doors to further first floor accommodation.

### BEDROOM ONE

11' 2" x 12' (3.4m x 3.66m)

With uPVC double glazed window to the rear aspect. Single panelled wall mounted radiator. Television aerial point.

### BEDROOM TWO

12' 6" x 10' 2" (3.81m x 3.1m)

With uPVC double glazed window to the front aspect. Single panelled wall mounted radiator. Television aerial point.

### BEDROOM THREE

7' 1" x 7' (2.16m x 2.13m)

With uPVC double glazed window to the front aspect. Single panelled wall mounted radiator.

### BATHROOM

With suite comprising: panelled bath with mixer taps, pedestal wash hand basin with mixer taps, fully tiled shower cubicle and low level toilet. Ceramic tiled floor and walls. Single panelled wall mounted radiator. Obscure uPVC double glazed window to the rear aspect.

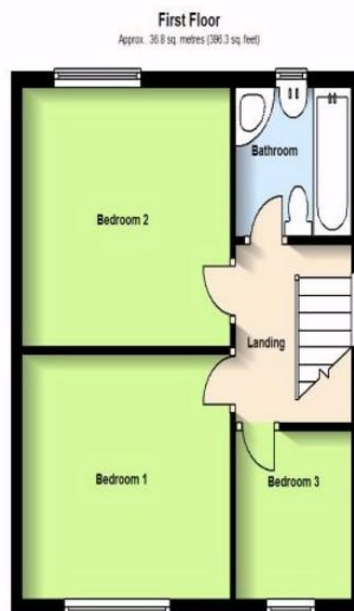
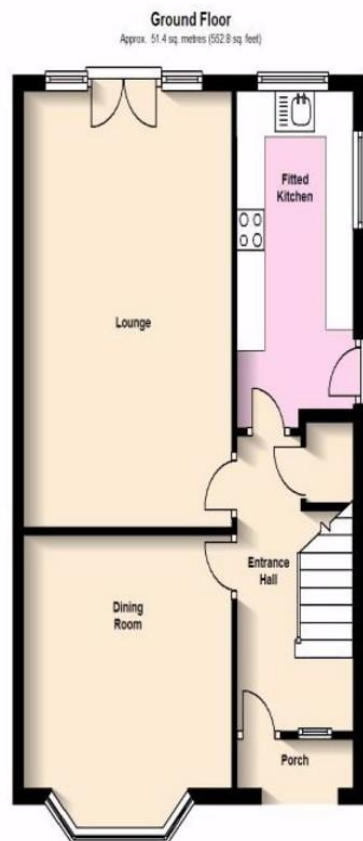
### FRONT GARDEN

Tarmacadam driveway providing off-road parking space and retained by timber fencing to all sides which continues to the side of the property. Outside tap. Outside courtesy light. Access down the side of the property via a double timber gate. Storm over entrance door with tiled floor.

### REAR GARDEN

Patio area and mainly laid to lawn and enclosed by timber fencing to all sides. Herbaceous border areas with shrubs and established trees including an Oak tree. Adjoining school playing field to the rear.





Total area: approx. 88.2 sq. metres (949.1 sq. feet)

