



EDWARD KNIGHT
ESTATE AGENTS

12 HART CLOSE, RUGBY, CV21 3TP

£385,000





PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented and significantly extended four-bedroom semi-detached property, situated at the end of the ever-popular Hart Close in the sought-after Hillmorton area of Rugby. This fantastic family home offers generous and versatile living space, thoughtfully arranged over two floors.

The ground floor boasts a welcoming entrance hall leading to a bright dining room and a spacious living room complete with a charming feature fireplace. The well-equipped kitchen includes fitted appliances and opens into a useful utility room. The property also benefits from a conservatory and glass room overlooking the rear garden, and a convenient ground floor shower room.

Upstairs, there are four good-sized bedrooms and a modern family bathroom. Externally, the mature rear garden offers excellent outdoor living space and features a detached sauna building, a summer house, and additional storage sheds. The front of the property includes a large private driveway with space for several vehicles, as well as an electric car charging point.

Additional benefits include a single garage, owned solar panels and thermal panels with battery storage, and a highly desirable location close to well-regarded schools, local amenities, and transport links. This is a rare opportunity to acquire a truly spacious and energy-efficient home in a prime residential area.



LOCATION

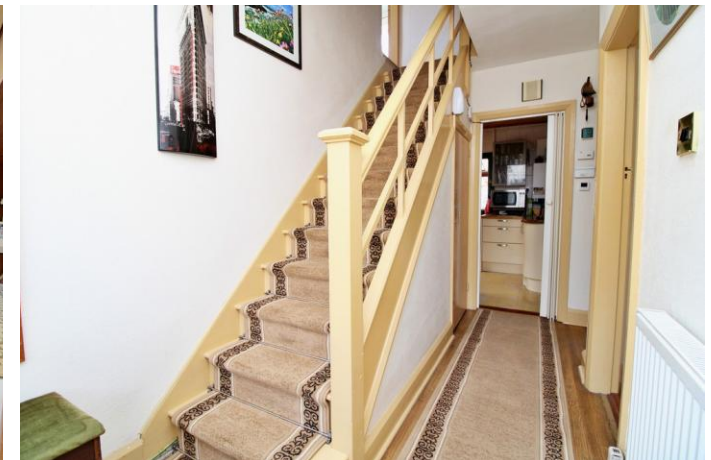
Situated in a quiet and popular cul-de-sac on Hart Close, this property enjoys an enviable position within a well-regarded residential area, close to a wide range of local amenities and Rugby town centre.

The area is particularly sought-after for its excellent schooling options, including Eastlands Primary, Hillmorton Primary, Abbots Farm, Paddox Primary, the prestigious Rugby School, and Lawrence Sheriff Grammar School. Hillmorton itself offers a vibrant community atmosphere with a variety of local shops and services including supermarkets, a post office, public houses, a hotel, beauticians, hairdressers, a hardware store, veterinary services, and a choice of eateries and independent stores.

The GEC Recreation Ground is just a short walk away, providing a great outdoor space for families and dog walkers alike. Commuters will also appreciate the property's proximity to Rugby train station, which offers direct mainline services to London Euston in under an hour.

Viewing is highly recommended to appreciate the full potential of this superb home, and all appointments are to be arranged strictly through Edward Knight Estate Agents.







GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

12' 6" x 5' 10" (3.81m x 1.78m)

DINING ROOM

11' 5" x 12' 6" (3.48m x 3.81m)

LIVING ROOM

9' 9" x 14' 6" (2.97m x 4.42m)

KITCHEN

13' 1" x 7' 10" (3.99m x 2.39m)

GARDEN ROOM

11' 2" x 12' 1" (3.4m x 3.68m)

GLASS ROOM

12' 1" x 12' 0" (3.68m x 3.66m)

UTILITY ROOM

6' 4" x 8' 3" (1.93m x 2.51m)

BATHROOM

5' 7" x 5' 1" (1.7m x 1.55m)

FIRST FLOOR

MASTER BEDROOM

9' 6" x 13' 1" (2.9m x 3.99m)

BEDROOM TWO

11' 7" x 11' 5" (3.53m x 3.48m)

BEDROOM THREE

5' 9" x 14' 9" (1.75m x 4.5m)

BEDROOM FOUR

12' 5" x 7' 6" (3.78m x 2.29m)

FAMILY BATHROOM

6' 1" x 6' 5" (1.85m x 1.96m)

OUTSIDE

GARAGE

10' 11" x 13' 7" (3.33m x 4.14m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |