



EDWARD KNIGHT
ESTATE AGENTS

12 VERNON AVENUE, HILLMORTON , RUGBY, CV22 5HL

£450,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this impressive and substantially extended semi-detached residence, combining period charm with modern, eco-conscious family living. Thoughtfully improved and converted with energy efficiency in mind, this home features fitted solar panels and benefits from an EPC rating of C, offering a more sustainable and cost-effective lifestyle for the discerning buyer. The property boasts a striking open-plan kitchen, dining, and family space, alongside a luxurious second-floor master suite complete with en suite shower room.

The property is approached via a spacious driveway, with gated side access leading to a generous tandem garage equipped with power and lighting, providing excellent storage and versatility.

Upon entering, you are welcomed by a bright and inviting entrance hall, highlighted by its original decorative floor tiling, which sets the tone for the home's character and quality. The ground floor accommodation includes a guest cloakroom/WC and a beautifully presented lounge with a feature log-burning stove and a bay window overlooking the attractive, tree-lined street. The heart of the home lies at the rear: a superb contemporary kitchen fitted with a comprehensive range of integrated appliances, quartz work surfaces, and an adjoining utility area. The kitchen flows seamlessly into the dining area, where bi-folding doors open onto the rear patio, creating a seamless connection between indoor and outdoor living-perfect for entertaining. A further adjoining family room provides additional flexibility, complete with a second log burner to create a cosy, welcoming atmosphere.



The first floor offers three generously proportioned bedrooms, with the third easily accommodating a double bed. These are served by a spacious family bathroom, stylishly fitted with both a bath and a separate shower.

The second floor hosts the exceptional master suite, designed as a private retreat. This suite includes fitted storage and a modern en suite shower room, providing both comfort and functionality for the homeowners.

Externally, the rear garden enjoys a private, sunny aspect, being largely laid to lawn and complemented by mature flower beds. The garden is not overlooked, creating a tranquil and secluded setting ideal for outdoor entertaining, relaxation, or simply enjoying the private outdoor space.

Additional eco-conscious features of note include the solar panel installation, energy-efficient heating systems, and carefully considered insulation throughout, ensuring reduced running costs and a lower environmental footprint.

This rare opportunity to acquire a spacious, versatile, and energy-efficient family home is offered to the market with no onward chain. Early viewing is strongly recommended to fully appreciate the combination of modern convenience, period character, and sustainable living that this exceptional property provides

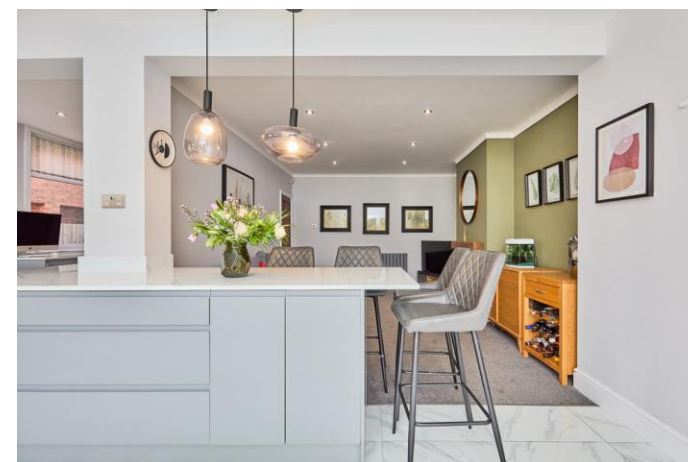
LOCATION

Vernon Avenue is a highly desirable residential road located on the Paddox estate in Hillmorton, one of Rugby's most sought-after suburbs. Positioned on the eastern side of the town, the area falls within the catchment for both Paddox Primary School and Ashlawn Secondary School, making it a prime choice for families.



Hillmorton offers an excellent range of local amenities including a hotel, traditional pubs, post office, supermarkets, a hardware store, hair and beauty salons, veterinary services, and a selection of cafes, restaurants, and independent shops.

Commuters will appreciate the convenient access to Rugby railway station, just under three miles away, with direct trains reaching central London in as little as 49 minutes.







The area is well served by education, with popular schools such as Ashlawn, Lawrence Sheriff Grammar School, Paddox Primary, Hillmorton Primary (rated Outstanding by Ofsted), and Squirrels Pre-School all nearby. The world-renowned Rugby School is also within easy reach, along with Rugby town centre, which offers a growing mix of independent shops, bars, restaurants, and an exciting choice of international dining options.

For those who enjoy the outdoors, Vernon Avenue is perfectly placed on the edge of open countryside. Residents can explore a wealth of scenic footpaths and cross-country walks, including routes along the former Great Central Railway and Hillmorton's historic canal 'Locks'-a picturesque waterside spot where you can relax with refreshments before setting out on the extensive canal-side trails.

GROUND FLOOR

ENTRANCE HALL

6' 4" x 16' 6" (1.93m x 5.03m)

SITTING ROOM

12' 8" x 12' 9" (3.86m x 3.89m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

18' 4" x 26' 2" (5.59m x 7.98m)

KITCHEN DINING AREA

18' 5" x 10' 2" (5.61m x 3.1m)

FAMILY AREA

15' 6" x 12' 1" (4.72m x 3.68m)

GROUND FLOOR WC

3' 4" x 2' 5" (1.02m x 0.74m)

FIRST FLOOR

BEDROOM TWO

15' 0" x 12' 0" (4.57m x 3.66m)

BEDROOM THREE

13' 8" x 15' 0" (4.17m x 4.57m)

BEDROOM FOUR

7' 4" x 8' 8" (2.24m x 2.64m)

FAMILY BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m)

SECOND FLOOR

MASTER BEDROOM SUITE

14' 5" x 14' 5" (4.39m x 4.39m)

EN SUITE

8' 1" x 6' 2" (2.46m x 1.88m)

GARAGE

30' 4" x 10' 3" (9.25m x 3.12m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		