



EDWARD KNIGHT
ESTATE AGENTS

8 FELLOWS WAY, HILLMORTON, RUGBY, CV21 4JP

£490,000





PROPERTY SUMMARY

Occupying a prime position at the end of a quiet cul-de-sac, this well-proportioned four-bedroom detached home stands on an excellent plot that widens to the rear, offering a high degree of privacy and generous outdoor space. The accommodation is arranged over two floors and includes a welcoming entrance hall, spacious living room which adjoins the dining room, fitted kitchen with adjoining utility room, and a ground floor guest WC.

To the first floor are four bedrooms, including a principal bedroom with en suite shower room, complemented by a family bathroom. Externally, the property benefits from an integrated garage and attractive garden space, with the widening rear plot providing clear potential to extend, subject to the usual planning permissions. An ideal opportunity for families seeking a detached home with scope to adapt and add value in a highly desirable location.

Viewings for this property are strictly by appointment with Edward Knights Regent Street offices.



LOCATION

Fellows Way is a highly regarded residential address within the sought-after Hillmorton area, positioned on the edge of the countryside and ideal for those who enjoy outdoor living. The location offers easy access to a variety of countryside walks, including the popular Hillmorton canal, which provides scenic routes for walking, running and cycling. The area is also well served by a selection of local pubs, including the well-known Bell Inn, contributing to Hillmorton's strong community feel.

The property is particularly well placed for families, with a range of excellent schools nearby. These include English Martyrs Catholic Primary School, Hillmorton Primary School, which is rated Outstanding by Ofsted, and Ashlawn School & Sports College. Hillmorton village offers a range of local amenities, while Rugby town centre, mainline railway station and major road networks are all easily accessible, making this an ideal location for commuters seeking a balance between village life and connectivity.







GROUND FLOOR

ENTRANCE HALL

13' 6" x 8' 4" (4.11m x 2.54m)

GUEST WC

3' 5" x 5' 8" (1.04m x 1.73m)

LIVING ROOM

14' 5" x 18' 1" (4.39m x 5.51m)

DINING ROOM

14' 2" x 9' 5" (4.32m x 2.87m)

KITCHEN

13' 1" x 9' 4" (3.99m x 2.84m)

UTILITY ROOM

8' 6" x 6' 2" (2.59m x 1.88m)



FIRST FLOOR

MASTER BEDROOM

12' 8" x 11' 10" (3.86m x 3.61m)

EN SUITE SHOWER ROOM

8' 9" x 3' 10" (2.67m x 1.17m)

BEDROOM TWO

9' 6" x 13' 4" (2.9m x 4.06m)

BEDROOM THREE

10' 5" x 7' 8" (3.18m x 2.34m)

BEDROOM FOUR

7' 9" x 9' 6" (2.36m x 2.9m)

FAMILY BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

OUTSIDE

GARAGE



Ground Floor

Approx. 74.5 sq. metres (802.1 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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