



**EDWARD KNIGHT**  
ESTATE AGENTS

228 NORTON LEYS, HILLSIDE, RUGBY, CV22 5RY

ASKING PRICE OF £338,950





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented four-bedroom detached family home, situated in the highly sought-after Hillside area of Rugby.

The property is ideally positioned for a range of local amenities, including a nearby parade of shops, Sainsbury's superstore and schooling for all ages.

In brief, the accommodation comprises an entrance hall, ground floor cloakroom, spacious lounge, separate dining room and a refitted kitchen. To the first floor are four well-proportioned bedrooms and a family bathroom fitted with a three-piece white suite.

Externally, the property benefits from a driveway providing ample off-road parking, leading to a single garage. To the rear is an enclosed garden, predominantl

### LOCATION

The property enjoys a prime position just over a mile from Rugby town centre, nestled within an established and highly sought-after residential area located just off the prestigious Dunchurch Road. This desirable setting offers the perfect blend of tranquillity and convenience, with the town's vibrant amenities easily accessible by a short drive or a pleasant stroll. A regular local bus service, situated only a few steps from the property, further enhances connectivity for residents.



Rugby provides an excellent and varied range of shopping and leisure facilities, including a thriving independent quarter with boutique stores, cafés, and restaurants, as well as well-known high-street brands. The mainline railway station offers fast and frequent services to London Euston in under 50 minutes, making this an ideal location for commuters.

The town is superbly placed for access to the Midlands' extensive motorway network, including the A45, A5, A14, M1, and M6, ensuring easy travel across Warwickshire and beyond.

Education is another major attraction of the area, with a wide selection of highly regarded state and private schools nearby. These include Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School, Princethorpe College, and the world-renowned Rugby School, synonymous with academic excellence and tradition.

With its combination of accessibility, community charm, and outstanding local amenities, this location represents one of Rugby's most desirable addresses - perfectly suited for family living and professional lifestyles alike.

**ENTRANCE HALL**

**CLOAKROOM/WC**

**LOUNGE**

16' 5" x 11' 8" (5m x 3.56m)

**DINING ROOM**



12' 11" x 9' 5" (3.94m x 2.87m)

**KITCHEN**

15' 4" x 8' 5" (4.67m x 2.57m)

**FIRST FLOOR**

**BEDROOM**

16' 0" x 8' 11" (4.88m x 2.72m)

**BEDROOM**

13' 5" x 8' 11" (4.09m x 2.72m)





**BEDROOM**

9' 1" x 7' 10" (2.77m x 2.39m)

**BEDROOM**

10' 5" x 9' 0" (3.18m x 2.74m)

**BATHROOM**



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