

**17 Hoskyn Close
Hillmorton
RUGBY
CV21 4LA**

£395,000



- FIVE BEDROOM
- ACCOMMODATION OVER THREE FLOORS
- UTILITY ROOM AND CLOAKROOM
- STUDY/OFFICE
- NO ONWARD CHAIN

- EXTENDED SEMI DETACHED
- KITCHEN/DINER/SUN ROOM
- ENSUITE FACILITIES
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO ONWARD CHAIN, this substantial five-bedroom home in Hillmorton enjoys an attractive and convenient setting, framed by established gardens and surrounded by an excellent range of local amenities.

Carefully maintained and extended over the years, it offers generous room sizes, flexible living areas and a layout that works beautifully for a growing family or multi-generational living. Off-road parking to the front of the property adds further everyday convenience.

The ground floor opens with a welcoming entrance hall leading to a bright lounge and a spacious kitchen/diner that forms the natural heart of the home. A sunroom extends the living space further, creating a peaceful spot to relax and enjoy views of the garden. A utility room—created from part of the original garage—adds valuable practicality, while a downstairs w.c. completes the ground floor.

The first floor offers four well-proportioned bedrooms and a four-piece family bathroom. A further staircase rises to the second floor, where a study or home office sits alongside a private bedroom with its own ensuite shower room, making this level ideal for teenagers, guests or those seeking a quiet work-from-home environment.

Outside, the property enjoys front, side and rear gardens, thoughtfully planted with a variety of shrubs and mature greenery. A patio provides space for outdoor dining, while the remaining section of the garage offers useful storage and a workbench area.

Location

The location is a real highlight, placing you within easy reach of well regarded schools for all ages supermarkets, takeaways, beauticians, hairdressers, pubs, and independant shops. Rugby town centre offers an excellent mix of high-street stores, retail parks, along with a wide choice of cafés, restaurants, leisure facilities and public parks. Transport links are superb, with regular bus services operating nearby and the M1, M6 and M45 all easily accessible. Rugby Railway Station is only a 10 minute drive away, where direct mainline services reach London Euston in under an hour, and Birmingham New Street in around 30 minutes.

Accommodation Comprises

Entry via side fully glazed upvc entrance door, with frosted window to side elevation, into:

Entrance Hall

Dogleg stairs rising to first floor landing. Storage cupboard. Doors to:

Downstairs Cloakroom

To comprise close coupled w.c. with concealed cistern, and wash hand basin with vanity unit storage. Tiling to splash areas. Tiled floor. Chrome radiator. Frosted window to side elevation. Coat hanging space.

Lounge

16'5" x 11'0" (5.01m x 3.36m)

Accessed via frosted glazed double doors. Window to front aspect. Coving to ceiling. Contemporary vertical radiator. Further radiator. Dimmer switch control.

Kitchen / Diner

19'8" x 11'6" (6.00m x 3.53m)

Kitchen Area

Fitted with a wide range of base and eye level units. Roll top work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in Stoves cooking range with stainless steel extractor canopy over. Built in fridge. Built in dishwasher. Tiling to splash areas. Tiled floor. Undercounter lighting. Tiled floor.

Dining Area

Contemporary vertical radiator. Wood laminate flooring. Walkway through to:

Sun Room

19'8" x 6'11" (6.00m x 2.11m)

Fully glazed twin doors opening to rear garden. Three further windows overlooking rear garden. Glazed door to side. Velux window. Dimmer switch control. Radiator. Wood laminate flooring.

Utility Room

8'7" x 8'2" (2.64m x 2.50m)

(Created from part of the garage) Space and plumbing for a washing machine. Space for a tumble dryer. Wall mounted central heating boiler (replaced Dec '24). Butler sink. Door to storage garage. Part glazed upvc door to side.

First Floor Landing

Storage cupboard. Stairs rising to second floor. Airing cupboard with hot water tank and slatted linen shelving.

Bedroom One

14'9" x 11'5" (4.50m x 3.50m)

Window to front aspect. Window to side aspect. Built in wardrobes incorporating a wash hand basin and electric shaver point and lighting. Radiator.

Bedroom Two

11'6" x 11'5" (3.53m x 3.50m)

Window to rear aspect. Radiator.

Bedroom Three

14'9" x 8'2" (4.50m x 2.50m)

Window to front aspect. Radiator.

Bedroom Four

11'6" x 8'2" (3.53m x 2.50m)

Window to rear aspect. Radiator.

Bathroom

With four piece suite to comprise; corner bath, separate shower cubicle, pedestal wash hand basin, and w.c. with concealed cistern. Tiling to splash areas. Vinyl floor covering. Radiator. Access to airing cupboard. Frosted window to side elevation.

Second Floor Landing

Doors to:

Bedroom Five

14'9" x 11'9" (4.50m x 3.60m)

Window to front aspect. Velux window. Eaves storage space. Inset spotlights. Radiator. Door to:

Ensuite

With suite to comprise; shower cubicle with electric shower, wash hand basin with vanity unit, and close coupled w.c. Tiling to splash areas. Chrome towel radiator. Inset spotlights. Velux window.

Study / Office

11'9" x 11'6" (3.60m x 3.53m)

Window to rear. Velux window. Eaves storage space. Stainless steel sink unit with cupboards beneath. Radiator.

Front And Side Gardens

Mainly laid to gravel giving off road parking. Maturing flower and shrub borders. Block paved pathway to entrance. Cold water tap. External lighting. Maturing trees.

Storage Garage

8'0" x 6'6",164'0" (2.46m x 2,50m)

With up and over door. Power and lighting. Work bench. Service door to utility.

Rear Garden

Circular patio area. Areas laid to slate chippings. Area laid to lawn. Maturing flower, shrub, and evergreen borders. Fruit tree. Side pedestrian access. External lighting. Pergola seating area with climbers over.

Agents Note

Council Tax Band: D

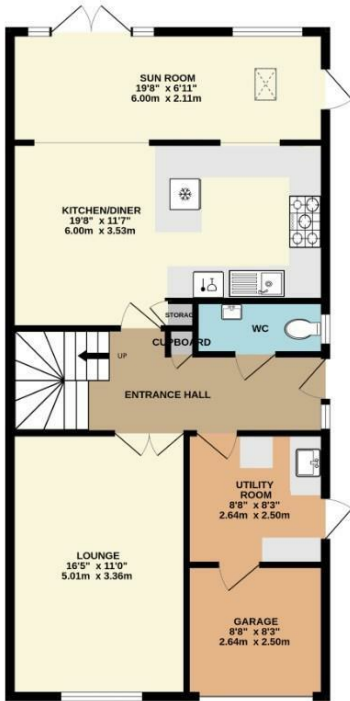
Energy Efficiency Rating: C



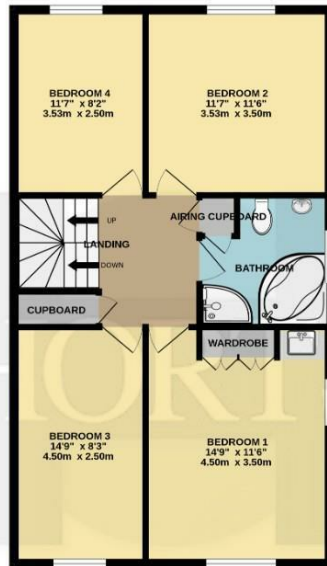




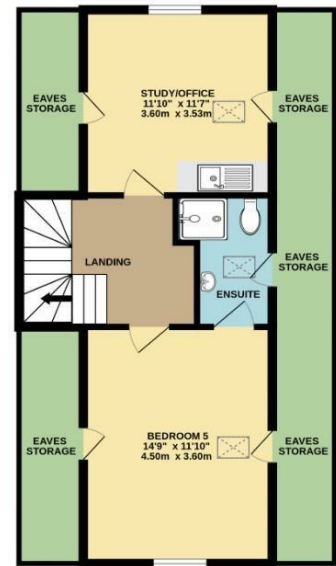
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

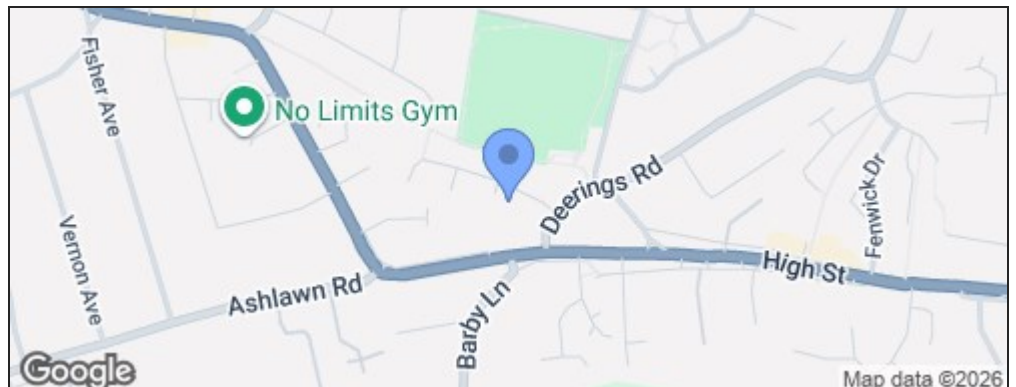


TOTAL FLOOR AREA: 1938 sq.ft. (180.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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