30 Deerings Road
Hillmorton
RUGBY
CV21 4EW

£475,000

- FIVE BEDROOM
- LARGE KITCHEN/DINING/FAMILY ROOM
- ENCLOSED REAR GARDEN
- FLEXIBLE LIVING ACCOMMODATION
- EXTENDED DETACHED FAMILY HOME
- THREE SHOWER ROOMS
- POPULAR RESIDENTIAL AREA
- ENERGY EFFICIENCY RATING: E

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A spacious and thoughtfully extended five-bedroom family home set in the heart of Hillmorton, offering versatile accommodation arranged over three floors. The ground floor opens with a generous entrance porch and hallway leading into a large kitchen/family/dining room, where skylight windows and patio doors draw in natural light and open directly to the rear garden. This level also includes a ground-floor bedroom, a shower room, a utility room and excellent built-in storage.

The first floor provides three well-proportioned bedrooms and a further shower room, while the second floor offers an additional bedroom with its own shower room, creating a flexible layout ideal for larger families, multi generational living or those needing dedicated workspaces. The home benefits from gas radiator heating, upvc double glazing, off road parking and an enclosed rear garden.

Hillmorton, while officially part of Rugby, retains a strong village identity with a welcoming community feel. Local shops, friendly pubs and generous green spaces give the area a relaxed, family oriented atmosphere. Schooling is well regarded, with options for all ages close by. Transport links are excellent, with regular bus services, easy access to the M1, M6 and the wider motorway network, and Rugby Railway Station just a short drive away, offering direct mainline services to London Euston in under 50 minutes and Birmingham New Street in around 30. Hillmorton blends charm, convenience and connectivity, making it an appealing place to call home.

Accommodation Comprises
Entry via upvc part glazed front entrance door into:

Entrance Lobby
Of timber and upvc construction. Further entrance door into:

Entrance Hall
Stairs rising to first floor landing. Ceramic tile flooring with underfloor heating. Two windows to side. Connecting doors off to:

Kitchen / Dining / Living Area
23'11" x 22'11" (7.30m x 7.01m)
An open plan room.

Kitchen Area
Fitted with a range of base and eye level units. Conglomerate work surface incorporating a stainless steel sink unit with mixer tap over. Belling range cooker. Integrated fridge. Integrated dish washer. Kitchen island. Space for an upright fridge/freezer. Ceramic tile flooring with underfloor heating. Window to rear.

Lounge Area
Swiss laminate flooring. Recessed spotlights. Two vertical modern radiators. Windows to rear. Three skylight windows. French doors opening to rear garden.

Dining Area
Swiss laminate flooring with underfloor heating. Vertical radiator. Brick feature fireplace. Open access to:

Storage Area
Window to front aspect. Recessed spotlights.

Utility Area
6'8" x 4'10" (2.04m x 1.48m)
Ceramic tile floor with underfloor heating. Space and plumbing for a washing machine. Space for a tumble dryer. Work surface space. Door to:

Ground Floor Shower Room
Shower cubicle with electric shower. Extractor fan. Opaque windows to sides Vanity unit with wash hand basin. Low level w.c. Fully tiled walls. Ceramic tile floor with underfloor heating.

Bedroom Two / Further Reception Room
11'10" x 10'8" (3.62m x 3.27m)
Window to front. Radiator.

First Floor Landing
Stairs rising to second floor. Radiator. Window to side. Doors off to:

Bedroom One
14'6" x 10'8" (4.44m x 3.27m)
Two built in wardrobes. Window to front aspect. Radiator.

Bedroom Four
11'10" x 6'8" (3.62m x 2.04m)
Window to side aspect. Radiator. Access to storage cupboard.

Bedroom Five
9'11" x 7'6" (3.04m x 2.30m)
Two windows to rear aspect. Radiator.

First Floor Shower Room
Double shower enclosure with mixer shower. Fullly tiled walls. Low level w.c. Wash hand basin set in a vanity unit. Opaque window to rear aspect. Vertical radiator.

Second Floor
Window to side aspect. Open area for storage. Window to rear aspect.

Bedroom Three
14'6" x 8'0" (4.44m x 2.44m)
Window to side. Recessed spotlights. Radiator.

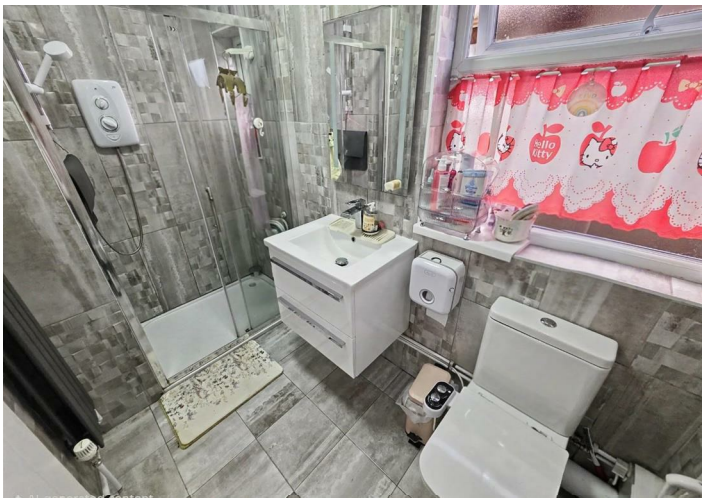
Second Floor Shower Room
Shower enclosure with electric shower. Low level w.c. Pedestal wash hand basin. Radiator. Opaque window to side. Recessed spotlights. Extractor fan. Tiling to splash areas. Tiled floor.

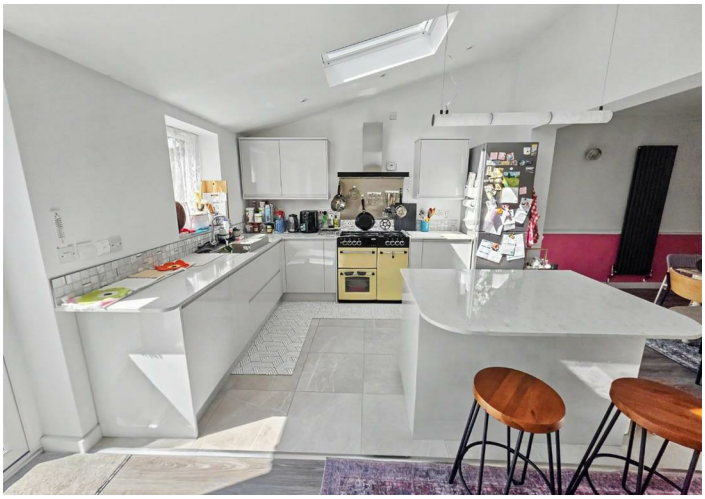
Rear Garden
Mainly laid to lawn. Patio area. Corregated shed. Enclosed by Timber fencing. Gated side pedestrian access.

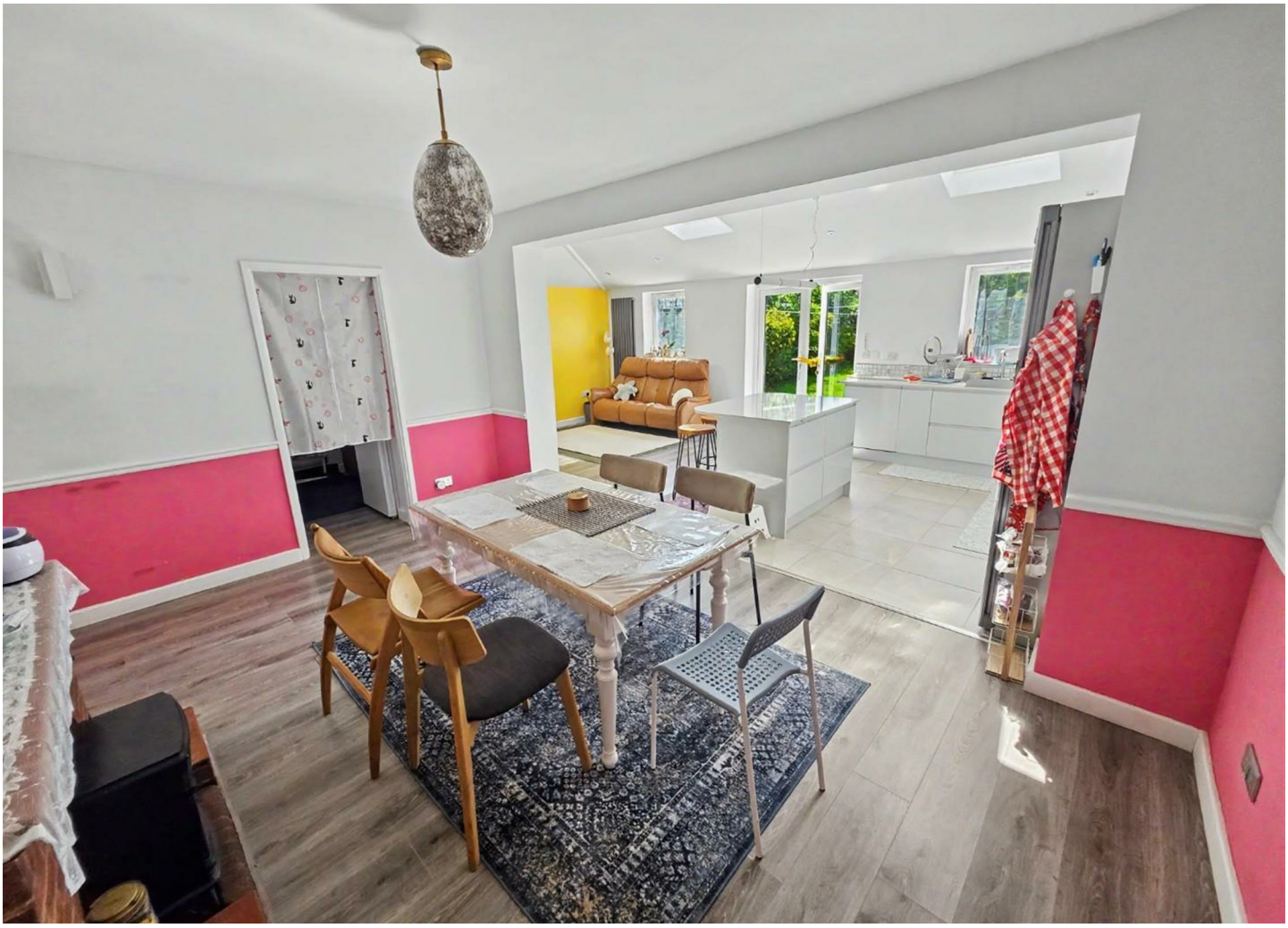
Front Garden
Block paved area providing parking for several vehicles. Brick wall and timber fencing to boundaires.

Agents Note
Council Tax Band: E
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.







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TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) approx.

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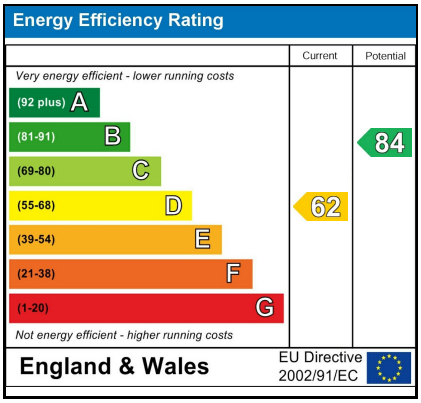

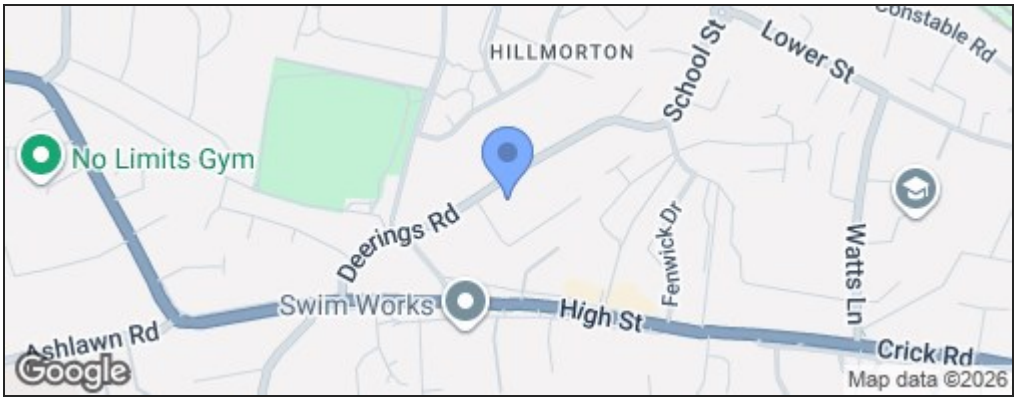

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