



**Millfields Avenue, Hillmorton, Rugby**  
**Guide price £325,000**





# Millfields Avenue, Hillmorton, Rugby

Crowhurst Gale Estate Agents are delighted to offer for sale this recently refurbished extended property in Hillmorton. This spacious semi-detached home is located on a corner plot and falls within easy reach of excellent schooling for all ages to include Paddox Primary, Abbotts Farm Primary and Ashlawn Secondary schools. In brief the extended accommodation comprises; entrance hall, cloakroom, lounge with dual aspect windows, open plan - living/dining/kitchen, separate utility room to the ground floor and a family bathroom, four bedrooms with the master having en-suite facilities. Outside there is a large rear garden and off road parking for two cars and a front garden with further parking space. This property is offered for sale with no onward chain.

## Entrance Hall

Enter via timber door into a spacious hallway, opaque double glazed window to front, laminate flooring, radiator, door into :

## Cloakroom

Continuation of laminate flooring, close coupled w.c. wash hand basin, opaque double glazed window to front.

## Lounge 17'7" x 11'3" (5.38 x 3.43)

Double glazed window to front and rear, radiator.

## Open Plan Living/Dining/Kitchen 15'7" max x 26'4" max (4.76 max x 8.04 max)

Double glazed window to rear, further double glazed french doors opening on to rear garden. Stainless steel sink and drainer, base unit underneath, further base and wall mounted units and drawers. Inset spot lighting. Fitted gas hobs with extractor hood over and electric oven underneath. Built in dishwasher. Space for 'American Style' fridge/freezer. Laminate flooring, radiator. space for dining table. Through-fare into living area: Double glazed window to front, radiator.



**Utility Room 11'3" x 4'1" (3.44 x 1.26)**

Double glazed window to side. Stainless steel sink and drainer with mixer tap and base unit underneath and drawers. Space and plumbing for washing machine and further space for tumble dryer. Wall mounted gas combination boiler.

**First Floor Landing**

Double glazed window to rear. Access to loft space. Doors leading to :

**Bedroom One 13'5" x 11'3" (4.09 x 3.43)**

Double glazed window to front, radiator. Door into :

**En-suite shower room**

Opaque double glazed window to rear. Shower enclosure with mains connected shower fitted. Wash hand basin and w.c. Heated towel rail.

**Bedroom Two 14'5" x 12'0" (4.40 x 3.66)**

Double glazed window to front, radiator.

**Bedroom Three 11'6" x 10'9" (3.53 x 3.29)**

Double glazed window to rear, radiator. Built in cupboard.

**Bedroom Four 7'11" x 7'11" (2.43 x 2.43)**

Double glazed window to rear, radiator.

**Bathroom 8'2" x 7'9" (2.49 x 2.37)**

Panelled bath with mains connected shower fitted over. Wash hand basin, w.c. Heated towel rail.

**Front Garden**

Mainly laid to lawn with shrub borders. Parking for one vehicle .

**Rear Garden**

Mainly laid to lawn with parking for two vehicles (access is gain via 'Kirkby Road') .

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council



**Tax Band**

Tax Band: To Be Confirmed

**Tenure**

Freehold

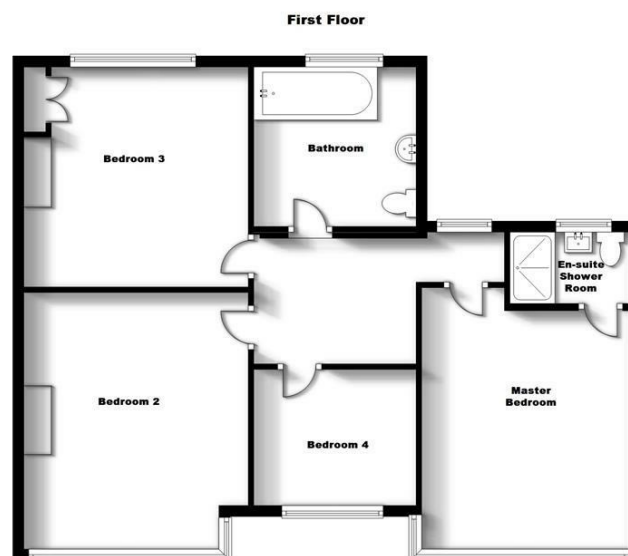
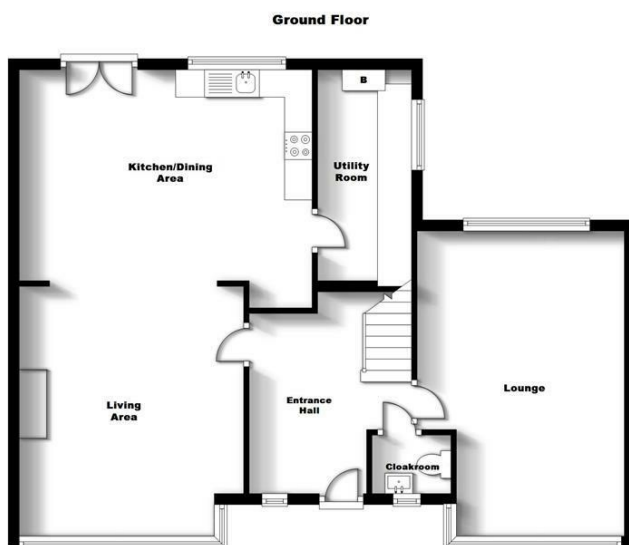
**Directions For Sat Nav**

Directions For Sat Nav: CV21 4HJ

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	83

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