Norton Leys, Hillside, Rugby
Guide Price £385,000

crowhurst gale

Norton Leys, Hillside, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this detached home located in the sought after area of Hillside, Rugby. Situated within walking distance to local amenities and schooling. In brief the property comprises: entrance hall, lounge, dining room, kitchen, side lobby and WC to the ground floor. To the first floor there are four well proportioned bedrooms and a bathroom. The property further benefits from gas warm air heating, double glazing, front and rear gardens, integral garage and off road parking. This property is offered with NO CHAIN.

Frontage
Block paved parking area with a small area of artificial lawn. Access to the side and rear gardens.

Entrance Porch 5'10" x 4'1" (1.80 x 1.27)
Enter via double glazed door. Glazed door leading to:

Lounge 15'9" x 11'3" (4.81 x 3.45)
Bow window to front aspect. Though-fare into Dining Area.

Dining Room 9'3" x 12'11" (2.83 x 3.96)
Stairs to first floor. Sliding patio doors to rear garden. Door into:

Kitchen/Breakfast 14'10" x 9'4" (4.54 x 2.86)
Fitted kitchen with quartz worktops and integral fridge/freezer, gas hob and electric oven. Space and plumbing for washing machine. Cupboard housing gas warm air heating system. Window over looking the rear garden. Door to:

Side Lobby
Door to outside and door to :

Ground floor WC
WC and wash hand basin. Opaque window to side aspect.

First floor Landing
Access to loft space with ladder and storage boards. Doors to:

Bedroom One 15'10" x 13'1" (4.85 x 4.00)
Window to front aspect.

Bedroom Three 9'6" x 9'3" (2.90 x 2.84)
Window to rear. Fitted wardrobe.

Bedroom Two 12'7" x 8'3" (3.84 x 2.54)
Window to front aspect. Fitted wardrobe.

Bedroom Four 9'5" x 7'3" (2.88 x 2.23)
Window to rear. Hot water tank with shelving for airing linen.

Bathroom
Panelled bath. Shower cubical. WC and wash basin set in a vanity unit. Opaque window to rear aspect.

Rear Garden
Lawned area with various trees and shrubs. Garden shed.

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.

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.

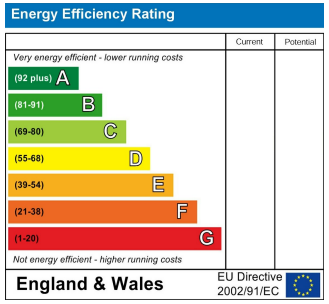
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

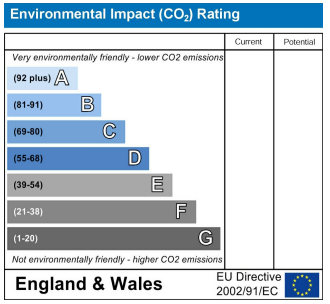
Tax Band
Tax Band:E

Local Authority
Rugby Borough Council

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266





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