Strath Close, Hillmorton, Rugby
Guide Price £425,000

crowhurst gale

Strath Close, Hillmorton, Rugby

Crowhurst Gale Estate Agents are proud to present this beautiful four bedroom detached family home located in the heart of Rugby's most sought after suburb, Hillmorton. The accommodation includes a bright and welcoming entrance hall, lounge with feature log burner, dining room with patio doors to the rear garden, kitchen breakfast room with seating and feature free standing double oven, utility room and ground floor WC. The first floor has four generous bedrooms with built in wardrobes and one en suite shower to master. The property has front and rear gardens and a singe integral garage. The property is situated at the end of a quiet cul de sac on the edge of vast picturesque countryside with a variety of nature walks and countryside trails just minutes from the property. Hillmorton boasts a number of good schools and a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Frontage
Block paved parking leading to the garage.

Entrance Hall
Light and airy hallway. Stairs to first floor. Door into:

Lounge 16'6" x 10'5" (5.03 x 3.20)
Double glazed window to front. Feature fireplace with wood burning stove. Radiator. Double door into:

Dining Room 10'0" x 9'0" (3.05 x 2.75)
Patio door to rear garden. Radiator. Door to:

Kitchen 11'1" x 10'0" (3.39 x 3.06)
One and a half bowl sink and drainer with base and wall mounted units. Worktop surfaces. Range cooker. Space for fridge/freezer. Breakfast bar. Double glazed window to rear.

Utility 5'9" x 5'2" (1.77 x 1.59)
Plumbing for washing machine. Space for tumble dryer. Stainless steel sink and drainer with worktop surfaces. Door to outside rear.

Ground Floor WC
WC and wash hand basin. Opaque double glazed window to side.

First Floor Landing
Access to loft space. Cupboard housing gas boiler.

Bedroom One 15'8" x 11'1" (4.78 x 3.39)
Double glazed window to front. Radiator. Fitted wardrobes. Door to en-suite.

En-Suite
Opaque double glazed window to front. Shower enclosure, wash hand basin and WC. Radiator.

Bedroom Two 14'2" x 7'8" (4.34 x 2.34)
Fitted wardrobe. Radiator

Bedroom Three 8'3" x 11'3" (2.52 x 3.44)
Double glazed window to rear. Radiator.

Bedroom Four 7'6" x 11'3" (2.31 x 3.43)
Double glazed window to rear. Radiator.

Bathroom
Opaque double glazed window to rear. Panelled bath, wash hand basin and WC.

Rear Garden
Mainly laid to lawn with raised railway sleeper flower beds. Access is gained via the side of the property.

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.

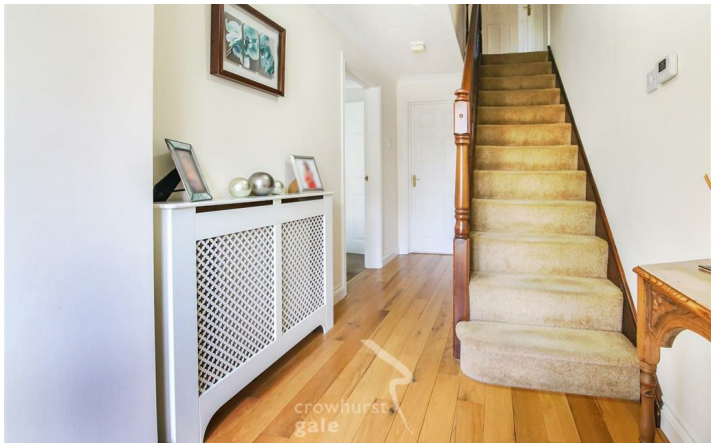
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tenure
Freehold

Local Authority
Rugby Borough Council

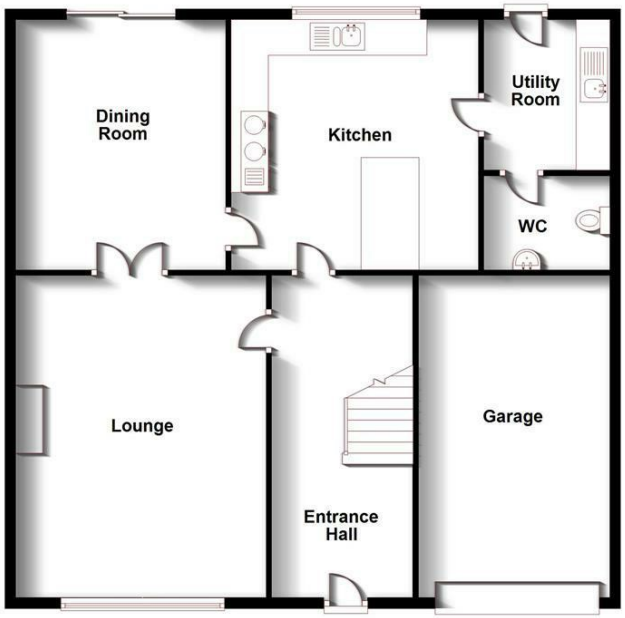
Tax Band
Tax Band: E

Viewing

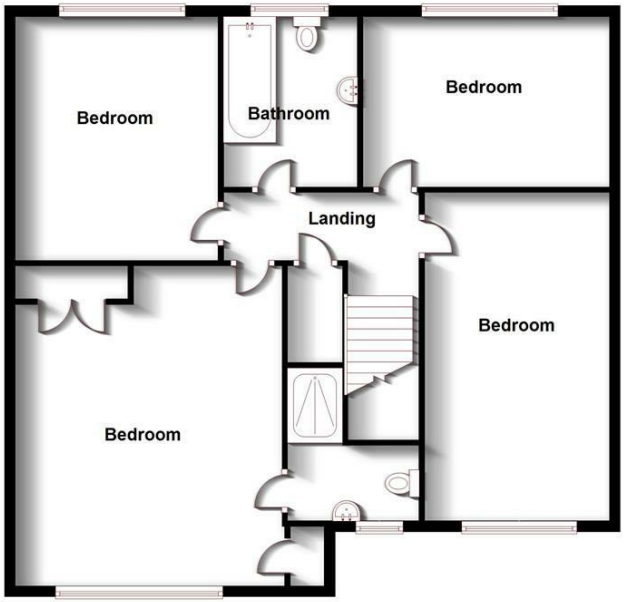


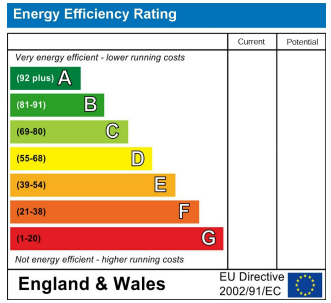
By appointment only through Crowhurst Gale Estate Agents 01788 522266

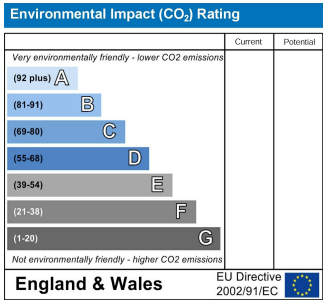
Ground Floor



First Floor







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

crowhurst gale