3 Crick Road, Rugby, Warwickshire, CV21 4DU

HOWKINS & HARRISON

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Rugby, Warwickshire,
CV21 4DU

Guide Price: £500,000

Situated on Crick Road, Hillmorton this impressive five bedroom, detached Dorma bungalow offers a perfect blend of comfort and practicality, making it an ideal choice for families or those seeking multi-generational living. The spacious layout provides separate accommodation if needed and comprises of five well-proportioned double bedrooms, two bathrooms, open plan sitting/dining room and large conservatory, along with off-road parking for several cars.

Features

- Five bedroom detached dormer bungalow
- Sought after location
- Multi generational living
- Family bathroom
- Wet room
- Large conservatory
- Private enclosed rear garden
- Ample off-road parking
- Fitted kitchen
- Gas central heating
- UPVC doubled glazing

Location

The property is located in the residential area of Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, public houses and independent retailers. Primary schooling is available at Hillmorton Primary, English Martyrs Catholic Primary and Abbots Farm with secondary schooling at Ashlawn all of which are within close proximity. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station is close by and offers a frequent rail service with trains to London Euston which takes just under 50 minutes.

Ground Floor

A spacious and welcoming entrance hall greets you on entering through the UPVC porch. The entrance hall is fitted with laminate flooring which flows through to the large conservatory and rear hallway. Off the entrance hall a door leads through to the open plan sitting/dining room which is light and spacious having dual aspect windows. The sitting area is located to the front aspect, whilst the dining area is towards the rear, with a door to access the kitchen which is fitted with wooden shaker style cabinets, incorporating numerous cupboards and drawers, with a built-in oven and electric hob with extractor hood above, a built-in dishwasher and space for appliances. Doors lead to the garden and the main entrance hall, which has two built-in storage cupboards and provides access to bedroom two, which benefits from built-in wardrobes, and the family bathroom which is fitted with a panelled bath with glass shower screen and shower over, pedestal wash hand basin and WC. From the entrance hall and through to the rear hallway are two further bedrooms, both with fitted wardrobes, and a shower room with modern tiling and a walk-in, wet room shower, WC and wash hand basin. A large conservatory can be found to the rear of the property, currently used as a second reception room, with French doors providing views over and access to the beautiful garden. There is an opportunity to convert part of the house to incorporate multi generation living with its own existing, separate front door access (subject to obtaining the relevant planning permission).

First Floor

From the rear hallway stairs rise to the first floor, providing access to two additional bedrooms which have been built into the roof space. Both are good size double bedrooms that are light and airy, one with Velux window, whilst the other has a window overlooking the rear garden.

Outside

The property is set back from the road with a sizable front garden laid with lawn and a gravelled driveway, providing ample parking for numerous vehicles. The property is well screened to the front by mature shrubs giving a good degree of privacy. The beautifully tendered, enclosed private rear garden is planted with an abundance of mature shrubs and is mainly laid to lawn. A paved patio area provides an ideal space for outdoor dining and entertaining. Two further paved patio areas with pergolas over provide space for seating.

Agents Note

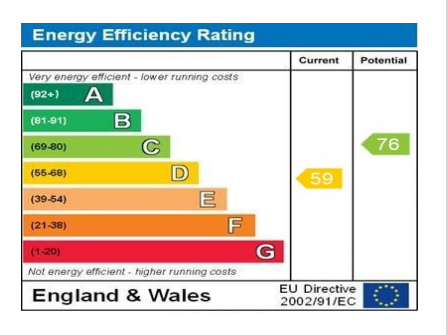
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

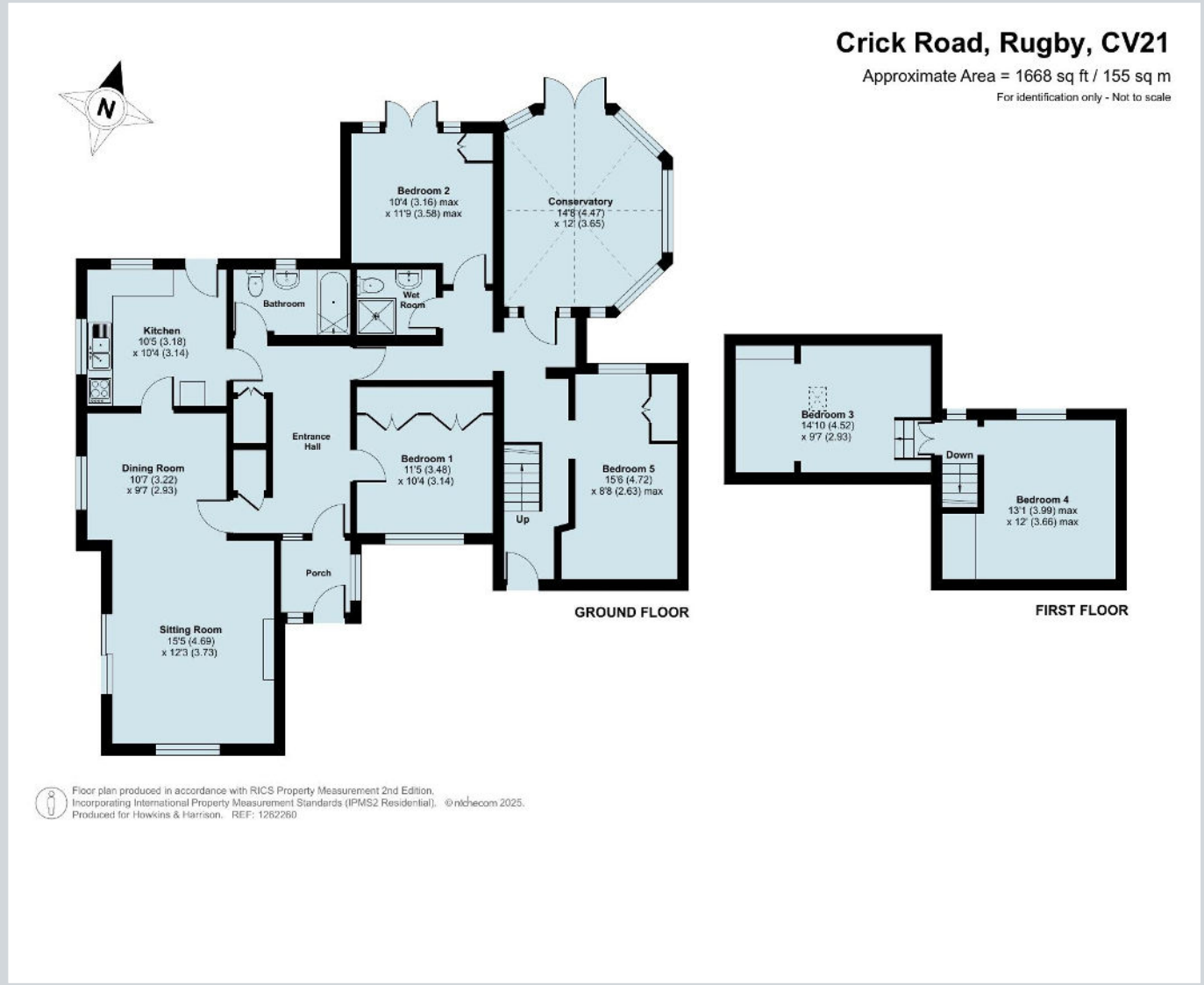
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – D.





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