

NEW INSTRUCTION



DAVID COSBY
ESTATE AGENTS
For Sale

EDGECOTE CLOSE
Hillmorton, Rugby, CV21 4JU

 **DAVID COSBY**
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Edgecote Close

Hillmorton, Rugby, CV21 4JU

Total GIA Floor Area Inc. Garage | Approx. 70 sqm (753 sqft)



3 Bedrooms



1 Receptions



1 Bathrooms

Features

- Hillmorton location, with excellent schools and transport links
- Three well-proportioned bedrooms
- Spacious full-width sitting room with access to the rear garden.
- Bright and airy kitchen/dining area
- Modern family bathroom
- Off-road parking for several vehicles
- Enclosed rear garden with a block-paved patio
- Convenient carport providing sheltered parking
- Sold with no onward chain

Description

This well-presented, three-bedroom semi-detached home is situated in the sought-after Hillmorton area of Rugby and is offered for sale with no onward chain. Constructed in the mid-1960s, the property features attractive facing brickwork with a part-panelled facade to the front, beneath a pitched and tiled roof. The home is complemented by well-maintained front and rear gardens, with a driveway to the side offering ample off-road parking for several vehicles.

The accommodation includes a welcoming entrance hall, a spacious kitchen / dining area, and a generously sized sitting room with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the property boasts a block-paved patio, ideal for outdoor entertaining, and a practical panel-effect storage shed in the rear garden.



The former village of Hillmorton is regarded as one of the most desirable residential areas in Rugby, blending a rich history with modern amenities and attractive green spaces.

The Property

Entrance Hall

The entrance hall is accessed via a part-glazed door with a matching side panel to the side elevation. It features newly laid plush cut-pile carpets and neutral decor, creating a welcoming and modern feel. A glazed timber-panel door leads to the bright kitchen breakfast area, while a white timber flush door opens into the spacious sitting room.

Kitchen / Dining Area

Situated at the front of the property, this bright and airy kitchen is bathed in natural light from two large three-unit casement windows. The kitchen is well-equipped with a range of shaker-style base and wall units, complemented by a four-burner gas hob, single electric oven, and a stainless-steel sink with a chrome mixer tap. There is ample space for a washing machine and a freestanding fridge freezer, making the space both functional and practical. The room is large enough to accommodate a dining table and chairs, ideal for family meals or casual breakfasts. The flooring is finished in tile-effect vinyl, and the neutral decor ensures a fresh, modern feel throughout.

Sitting Room

Spanning the full width of the property at the rear, this spacious sitting room enjoys lovely views of the southwest-facing garden through a large three-unit window. A part-glazed door provides convenient access to the block-paved patio, perfect for indoor-outdoor living and entertaining. The room features plush cut-pile carpeting and neutral décor, creating a comfortable and inviting atmosphere. A focal point of the room is the reconstituted stone fireplace, complete with shelving and a tiled hearth, which houses a sealed flame gas fire.



Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



The Property

Landing

The galleried first-floor landing is finished with white wainscoting and newly installed plush cut-pile carpet, offering a stylish and comfortable space. The turned balustrades and ovolo coving add a touch of traditional character to the area. Six-panel doors provide access to the three bedrooms and the family bathroom, while a hinged ceiling hatch offers access to the roof void for additional storage.

Bedroom One

Positioned in the rear right-hand corner of the property, this generous double bedroom offers views over the southwest-facing rear garden. The room is neutrally decorated, providing a blank canvas for personalisation, and is finished with newly installed plush cut-pile carpet.

Bedroom Two

This well-proportioned double bedroom is located at the front right-hand side of the property and benefits from abundant natural light through its large three-unit window. The room is finished with plush cut-pile carpeting and neutral decor, offering a bright and comfortable living space. A practical over-stairs cupboard, complete with a timber flush door and slatted pine shelving, provides useful additional storage

Bedroom Three

Located at the rear left-hand side of the property, this single bedroom enjoys views over the rear garden through a three-unit window. The room is neutrally decorated and fitted with newly laid plush cut-pile carpet, making it an ideal space for a child's room, home office, or guest accommodation.

Family Bathroom

The family bathroom is well-appointed with a modern white three-piece suite, including a bath with chrome taps and a shower overhead, a ceramic wash hand basin with pedestal and chrome mixer tap, and a close-coupled WC. The walls are fully tiled in ceramic, featuring a tasteful contrasting band. A three-unit frosted casement window to the front aspect provides natural light, while the ceiling is finished with elegant ovolo coving. The room is warmed by a modern panel radiator with a towel rail, and a mirrored cabinet above. The floor is finished in tile-effect sheet vinyl, completing this bright and functional space.



Grounds

Front Aspect

The property is set well back from Edgecote Close, with a dropped kerb providing vehicular access to a generous driveway, offering off-road parking for several vehicles. A neatly maintained front lawn, featuring a central planter and a wood-chipped border, enhances the property's curb appeal, with established shrubs adding to the greenery. A projecting carport extends from the side elevation, providing sheltered parking, while gated access leads to the secure rear garden for additional privacy.

Rear Garden

The thoughtfully designed rear garden is arranged over two levels, with a block-paved patio providing an ideal space for outdoor entertaining, directly accessible from the sitting room. A low-level facing brick wall with concrete coping stones and steps leads up to a well-kept lawn, offering plenty of room for relaxation or children's play. Surrounding the garden are well-established perennial plants and shrubs, creating a peaceful and green environment. The garden also features a practical panelled storage shed, perfect for storing garden furniture, tools, and outdoor equipment.



Location

The former village of Hillmorton is regarded as one of the most desirable residential areas in Rugby, blending a rich history with modern amenities and attractive green spaces. Originally a separate village, Hillmorton became part of Rugby in the 1930s, yet it retains much of its original charm, including the historic St John the Baptist Church and remnants of the old village green.

Situated on the outskirts of Rugby, Hillmorton strikes the perfect balance between suburban tranquillity and town centre convenience. It offers easy access to the picturesque Hillmorton Locks and the North Oxford Canal, providing scenic opportunities for walking, cycling, and boating in a peaceful, natural setting.

Hillmorton boasts a good selection of local amenities, including shops, restaurants, pubs, and highly regarded schools. For more extensive shopping and leisure options, the nearby Elliott's Field and Junction One Retail Parks are easily accessible, as are the amenities of Rugby town centre.

In terms of connectivity, Rugby's mainline railway station is just a short distance away, offering direct train services to Birmingham, Coventry, and London. The area is also well-served by major roads such as the A428, A45, M1, and M6, providing excellent links to surrounding towns and cities.

Families are particularly drawn to Hillmorton due to the range of schooling options, including the "Outstanding" Ofsted-rated Hillmorton Primary School. Nearby, Lawrence Sheriff School, a selective grammar school, is consistently ranked among the best in the UK. Additionally, prestigious independent institutions such as Princethorpe College, Bilton Grange Preparatory, and Rugby School are also within easy reach.

Property Information

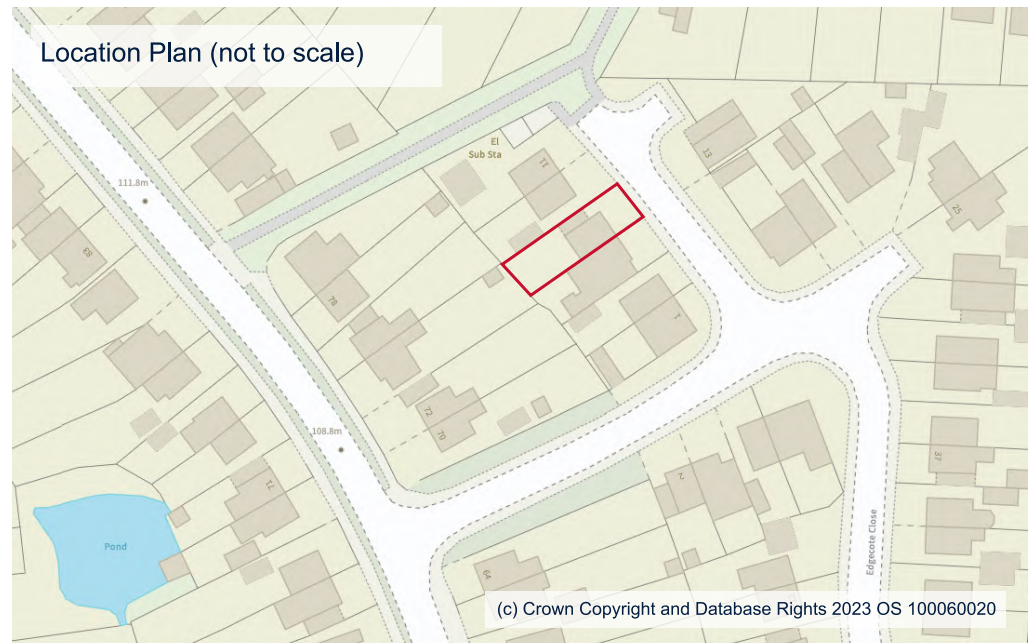
Local Authority: Rugby Borough Council

Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



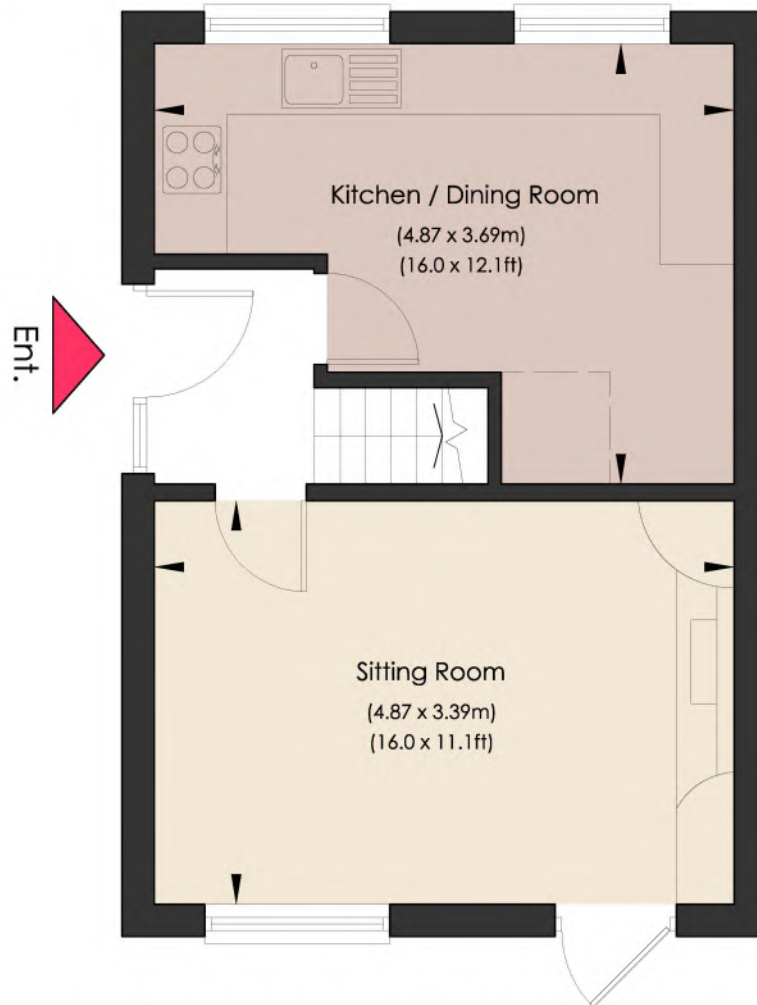
Edgecote Close, Hillmorton, Rugby, CV21 4JU

Approximate GIA (Gross Internal Floor Area) = 70 sqm (753 sqft)

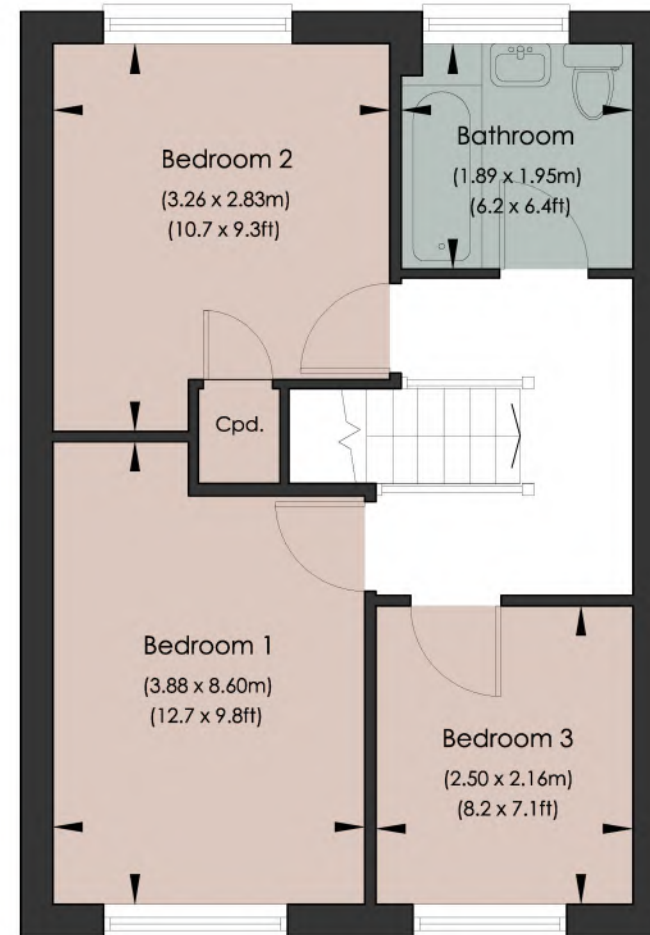


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 35 sqm (377 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)



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Thinking of Selling?



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