

Norton Leys, Hillside,, Hillside

Offers Over £320,000

complete ESTATE AGENTS

Norton Leys, Hillside,, Hillside, Rugby

Complete Estate Agents are pleased to present this charming four bedroom detached house located in the desirable area of Norton Leys, Rugby. Offering a perfect blend of comfort and convenience. Spanning an impressive 980 square feet, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere throughout the home. The well-appointed kitchen is functional and offers the potential for personalisation, making it a delightful space for culinary enthusiasts.

The property boasts three generously sized bedrooms on the first floor with an additional bedroom on the ground floor with an en suite shower ideal for multi generational living. or study/office to work from home. The sought-after location of Norton Leys adds to the appeal, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

This detached house is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful house your new home.

Entrance Hall

Enter via Upvc double glazed door. Door into:

Lounge 14'5" x 10'9" (4.40m x 3.29m)

Upvc double glazed window to the front aspect, radiator. Stairs rising to the first floor. Wooden glazed doors opening into:

Dining Room 10'9" x 7'11" (3.29m x 2.43m)

Upvc double glazed sliding doors into conservatory. Radiator.





Kitchen 11'5" max x 8'3" (3.50m max x 2.52m)

UPVC double-glazed window to rear aspect and double glazed door leading to the rear garden. Range of eye and base level units with worktop surfaces, one and a half bowl sink with drainer and mixer tap, tiled splashbacks, fitted induction hob with extractor over, electric fan-assisted oven and fridge/freezer. Space and plumbing for washing machine and space for tumble dryer. Radiator, ceiling spotlights, storage cupboard and tiled flooring.

Conservatory 9'10" x 7'1" (3.00m x 2.18m)

Of brick and timber construction. Double glazed door onto the rear garden. Double glazed windows to all sides. Double glazed roof.

Bedroom Four/Sitting Room 13'9" x 8'2" (4.20m x 2.49m)

Upvc double glazed window to the front aspect.

Shower Room

Ground floor shower room comprising a WC, wash hand basin, wall-mounted mirror, chrome heated towel rail and tiled flooring.

Landing

Doors leading to:

Bedroom One 14'5" max x 10'10" (4.41m max x 3.31m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 10'9" x 8'2" (3.30m x 2.49m)

Upvc double glazed window to the front aspect. Radiator.

Bedroom Three 8'4" x 8'0" (2.55m x 2.44m)

Upvc double glazed window to the front aspect, radiator.

Bathroom 8'4" x 8'2" (2.55m x 2.51m)

Modern bathroom comprising a freestanding bath, separate shower enclosure, vanity wash basin, WC and heated towel rail.

Rear Garden

Enclosed rear garden with paved area, Lawn with garden shed.







About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR















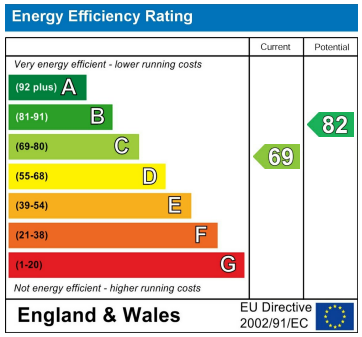

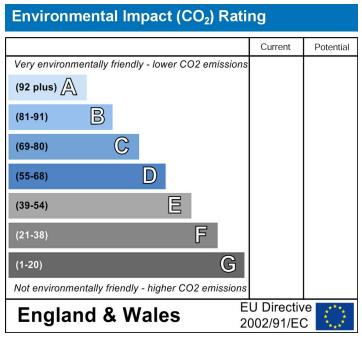

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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