



27 LONG FURLONG

£475,000 Freehold

HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5QS



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious and extended four bedroom detached property situated in the popular residential area of Hillside, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected,

There are a range of amenities available within the immediate area to include a parade of local shops, Sainsburys supermarket, excellent schooling for all ages and bus routes to Rugby town centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston, both reachable within the hour. Additionally, there is convenient access to major road and motorway networks including the M1, M6, A5 and A14, making the location ideal for those wishing to commute.

The versatile accommodation is set over two floors and in brief, comprises of an entrance porch entered via a wooden single glazed door giving access to the entrance hall, again with a wooden single glazed door. There is a door giving access from the hallway into the garage and doors off to a sun room with aluminium sliding patio doors to the rear garden. The sun room would lend itself well as an additional bedroom given that it benefits from an en-suite shower room fitted with an electric shower and has a useful storage cupboard. The inner hallway has a dog-leg stair cases rising to the first floor landing, an under stairs storage cupboard and gives access to the ground floor cloakroom/w.c. The open plan lounge/dining/family room has a feature fireplace and provides a bright entertaining space with three windows and door through to the extended kitchen. The kitchen is fitted with a double oven, hob with extractor over and has space for appliances. There is a double glazed window to the side and a single glazed window to the rear. The separate utility room has plumbing for appliances and a wooden single glazed door to the rear garden.

To the first floor, the L-shaped landing has access to fully boarded loft space with pull down ladder and has two windows to the gable ends. There are two well proportioned bedrooms both with double glazed windows and fitted wardrobes. Bedroom three has a double glazed window and a storage cupboard housing the Vaillant gas fired combination boiler which was installed in 2018 and there is a further single bedroom. The part tiled family bathroom is fitted with a corner bath with shower attachment, separate corner shower enclosure, low level w.c. and wash hand basin.

The property benefits from partial double glazing and has gas fired central heating to radiators.

Externally, to the front is an on/off driveway providing off road parking for four/five vehicles and gives access to the generously sized integral garage which has an electric roller door, pedestrian door into the rear garden and further door giving access into the entrance hall within the property. The mature and enclosed rear garden is predominantly laid to lawn and enjoys a private aspect. The garden is generously sized and well stocked with mature shrubs, trees and flowers.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 161 m² (1732 ft²).

AGENTS NOTES

Council Tax Band 'F'.
What3Words: ///best.labs.each

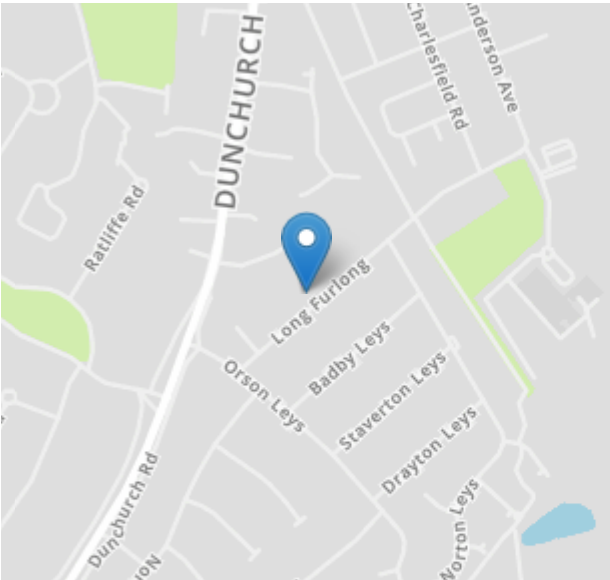
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Spacious and Extended Four Bedroom Detached Property
- Popular Residential Location
- Sun Room with Patio Doors to Rear Garden and En-Suite
- Open Plan Lounge/Dining/Family Room with Feature Fireplace and Extended Kitchen with Double Oven and Hob, Separate Utility Room
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Four Piece White Suite
- Partially Double Glazed and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Ample Off Road Parking and Garage with Electric Roller Door
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Porch

4' 11" x 4' 3" (1.50m x 1.30m)

Entrance Hall

11' 10" x 4' 10" (3.61m x 1.47m)

Sun Room

15' 0" x 9' 11" (4.57m x 3.02m)

En-Suite

9' 9" x 4' 10" (2.97m x 1.47m)

Inner Hallway

12' 11" x 6' 11" (3.94m x 2.11m)

Ground Floor Cloakroom/W.C.

5' 9" x 2' 11" (1.75m x 0.89m)

Open Plan Lounge/Dining/Family Room

25' 4" maximum x 13' 11" maximum (7.72m maximum x 4.24m maximum)

Extended Kitchen

19' 9" x 11' 10" (6.02m x 3.61m)

Utility Room

9' 10" x 7' 3" (3.00m x 2.21m)

First Floor

L-Shaped Landing

9' 8" x 7' 3" (2.95m x 2.21m)

Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom Three

9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom Four

7' 3" x 6' 5" (2.21m x 1.96m)

Family Bathroom

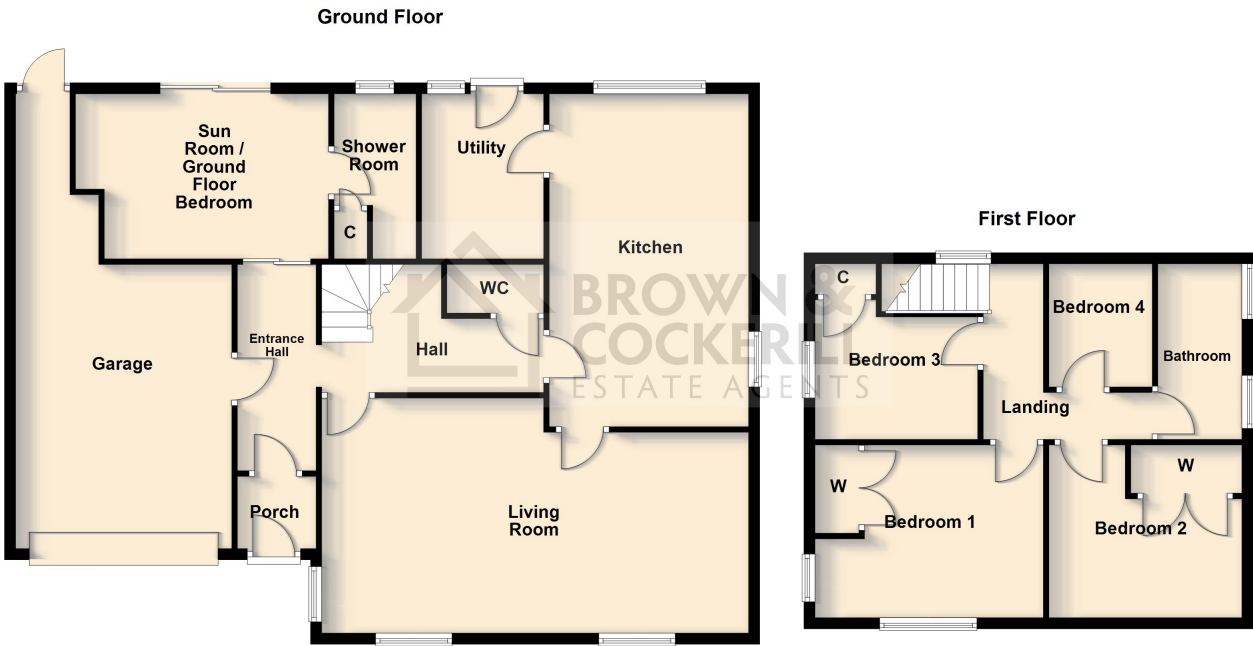
10' 5" x 5' 0" (3.17m x 1.52m)

Externally

Garage

27' 0" maximum x 13' 2" (8.23m maximum x 4.01m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.