

30 Deane Road  
Hillmorton  
Rugby  
CV21 4NZ



# 30 Deane Road

## £265,000

### Hallway

The entrance hallway offers a bright and welcoming space with light walls and dark wood-style flooring. The staircase is carpeted and leads to the first floor, while a door to the side provides access to the living room.

### Living Room

The living room features tasteful dark wood-effect flooring and light walls, enhanced by a decorative fireplace with a white surround set against a striking dark floral wallpaper feature wall. A large window allows ample natural light to fill the space, creating a warm and inviting atmosphere.

### Kitchen/Diner

The kitchen/diner is generous in size, with tiled flooring throughout and plenty of space for dining. Sliding glass doors open out to the rear garden, flooding the room with natural light. The kitchen area is fitted with wooden cabinets and a large red range cooker, complemented by light work surfaces and tiled walls, providing a functional and sociable cooking and dining space.

### Bedroom 1

Bedroom 1 is a spacious room with light walls and neutral carpet, benefiting from a large window that fills the space with natural light. This room also features built-in wardrobes with sliding mirrored doors, adding practicality and enhancing the sense of space.

### Bedroom 2

Bedroom 2 offers a comfortable size with neutral décor and natural light from the window. It has light walls and carpeted flooring, providing a calm and restful space.

### Bedroom 3

Bedroom 3 is a smaller room featuring light walls and carpet, ideal for use as a single bedroom, nursery, or study space. A window provides natural light.

### Bathroom

The bathroom is fitted with a white suite including a bathtub, pedestal wash basin, and close-coupled WC. The lower half of the walls is tiled in a deep blue, with white tiling above, creating a clean and stylish look. A window ensures natural light.

### Rear Garden

The rear garden features a paved patio area surrounded by raised beds filled with plants and shrubs. It is enclosed by fencing, offering both privacy and a pleasant outdoor space for seating or gardening.

### Front Exterior

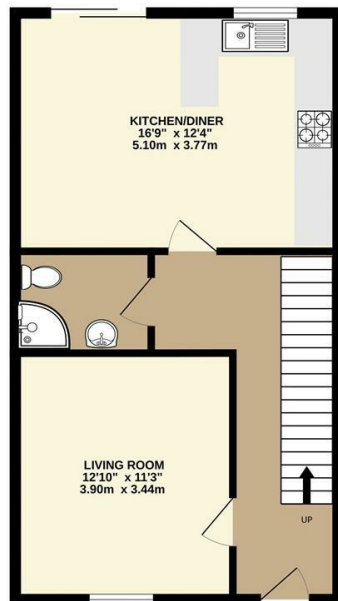
The exterior frontage presents a traditional semi-detached house with a brick facade and a driveway providing off-road parking. The front garden is low maintenance, bordered by a low brick wall.

### Garage

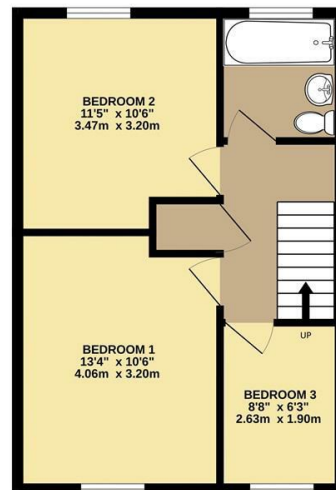
The property benefits from a garage located at the rear, accessed via the back lane, providing additional secure parking or storage space.



GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority

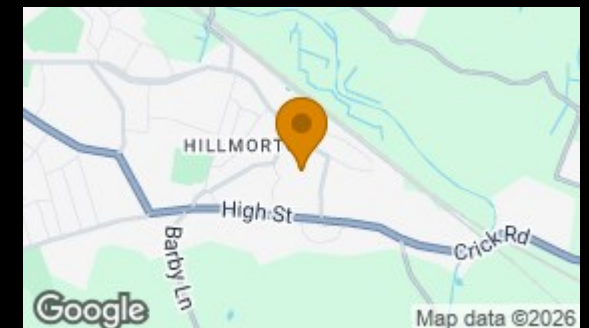
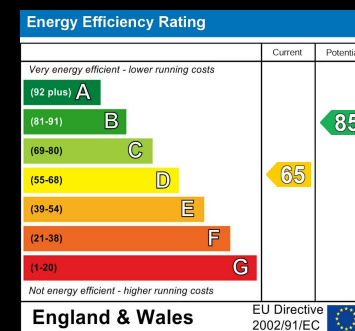
Council Tax Band

C

EPC Rating

D

Directions



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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