



**Whittle Close, Bilton, Rugby**  
**Guide Price £425,000**





# Whittle Close, Bilton, Rugby

Crowhurst Gale are very pleased to present this extended four bedroom detached property located in the popular residential area of Bilton, Rugby situated in a quiet cul-de-sac. The area has access to good schooling for all ages, it is in close proximity to Sainsbury's Superstore and has easy access to Bilton village with amenities including public houses, local convenience stores, restaurants, take-aways and churches. The property comprises entrance hall, lounge and separate dining room, conservatory, fitted kitchen, utility room and WC to the ground floor. To the first floor there are four well proportioned bedrooms and a bathroom. The property further benefits from double glazing, gas central heating to radiators. Externally there is a block paved driveway and single garage, providing ample off road parking to the front aspect, with a larger than average, enclosed garden to the rear with patio/entertaining areas, large lawn, and a timber garden building which is currently utilised as a home bar, but could be used as a gym/home office/playroom.

## Location

Located in a highly sought after area, which is well served by a range of shops and amenities, a supermarket, very well regarded schooling, and excellent transport links to include regular bus routes, easy access to the central motorway networks (M1/M6 and M45) and is just a short drive from Rugby train station which operates direct fast links to London Euston in under an hour.

**Entrance Hall 12'6" x 7'0" (3.82 x 2.15 )**

**Lounge 13'9" x 12'6" (4.20 x 3.82)**

**Dining Room 19'10" x 10'0" (6.06 x 3.07)**

**Conservatory 10'0" x 7'6" (3.05 x 2.30)**

**Kitchen 10'0" x 9'2" (3.07 x 2.81)**





**Utility Room 12'6" x 7'9" (3.82 x 2.37)**

**Ground Floor W/C**

**Garage 13'10" x 8'0" (4.23 x 2.44)**

**Bedroom One 12'7" x 10'11" (3.84 x 3.33)**

**Bedroom Two 10'1" x 8'11" (3.08 x 2.74)**

**Bedroom Three 9'3" x 7'1" (2.82 x 2.16)**

**Bedroom Four 8'6" x 8'4" (2.60 x 2.56)**

**Bathroom 8'3" x 5'9" (2.54 x 1.76)**

### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### **Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Tax Band**

Tax Band: E

### **Tenure**

Freehold

### **Local Authority**

Rugby Borough Council

### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



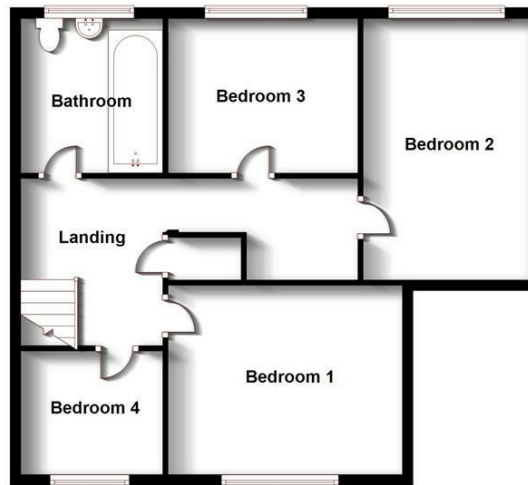




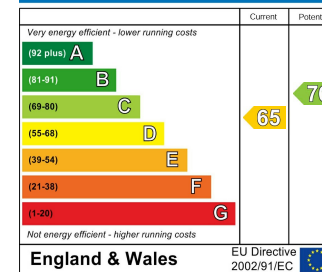
Ground Floor



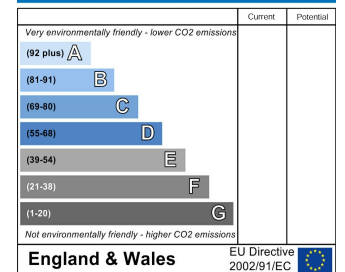
First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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