



St. Marks Avenue, Bilton, Rugby
Guide Price £875,000

crowhurst
gale



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Crowhurst Gale are pleased to present an exceptional five-bedroom executive house in the established and highly sought-after Bilton Village of Rugby. This stunning detached property has undergone a thoughtful extension plan and modernisation journey over the past 15 years, skilfully balancing contemporary appeal with timeless character. Spanning an impressive 2,471 square feet of living space, this home is designed to accommodate the needs of a growing family while providing a warm and inviting place to live. The property is set over two floors and briefly comprises: Entrance Hall, Sitting Room, Living/Dining/Kitchen, Home Office, Ground Floor Shower Room, Utility and Laundry to the ground floor and a Principal Bedroom Suite, a Bathroom and four other well proportioned bedrooms to the first floor. Outside there is a double garage, parking and a good size rear garden with a versatile building called 'The Den'.

Frontage

Gravelled driveway with double gates leading to garage. Access into the property via composite door.

Entrance Hall

Spacious hallway with airing cupboards, stairs leading to first floor and doors leading to:

Sitting Room 23'9" x 16'8" (7.26 x 5.10)

French doors leading to the rear garden and patio area. Multi fuel burning stove. Two windows to the front aspect.

Living/Dining/Kitchen 29'2" x 14'8" narrowing to 12'10" (8.90 x 4.48 narrowing to 3.92)

Fitted kitchen with integrated appliances and quartz work surfaces. Breakfast bar and space for dining table. Multi fuel burning stove. Bi-fold doors to rear leading to the Veranda.

Veranda

Raised sitting and dining area with glazed canopy, ideal for alfresco entertaining.

Home Office/Study 11'1" x 8'2" (3.40 x 2.49)

Window to front aspect. built in office furniture.



Ground Floor Shower

Shower enclosure, WC and washbasin. Storage cupboards.

Utility Room 11'9" x 5'4" (3.59 x 1.63)

Plumbing for washing machine and space for tumble dryer. Space for fridge/freezer.

Laundry Room 15'5" x 4'3" (4.70 x 1.32)

Double glazed roof. 'Belfast' sink. Space and hanging for drying clothes.

First Floor Landing

Principal Bedroom 9'10" x 16'10" (3.01 x 5.14)

Window to rear aspect. Door to:

En-Suite Shower 9'6" x 6'11" (2.92 x 2.11)

Shower enclosure. Wash hand basin set within a rustic vanity storage unit. WC. Window to rear.

Dressing Area 8'0" x 9'4" (2.46 x 2.86)

Window to front.

Bedroom Two 11'8" x 10'7" (3.58 x 3.25)

Window to rear.

Bedroom Three 11'3" x 14'0" (3.43 x 4.28)

Windows to front and rear. Small wood burning stove.

Bedroom Four 12'1" x 7'10" (3.69 x 2.39)

Window to front.

Bedroom Five 10'10" x 7'3" (3.31 x 2.22)

Built in wardrobe. Window to front aspect.

Bathroom 12'9" x 8'6" (3.89 x 2.61)

Shower enclosure. Panelled bath, wash hand basin and WC. Built in storage shelving. Window to rear aspect.

Rear Garden

Mainly laid to lawn with various trees and shrubs. Children's play house with power and light.

The Den (Rear Garden) 20'1" x 6'9" (6.14 x 2.06)

Ideal for a home office, children's playroom, gym or music room. Electric heater. (sound proofed and insulated). Window to side aspect.

Double Garage 18'3" x 14'11" (5.57 x 4.56)

Power and light connected.

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.

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.

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.



Local Authority
Rugby Borough Council

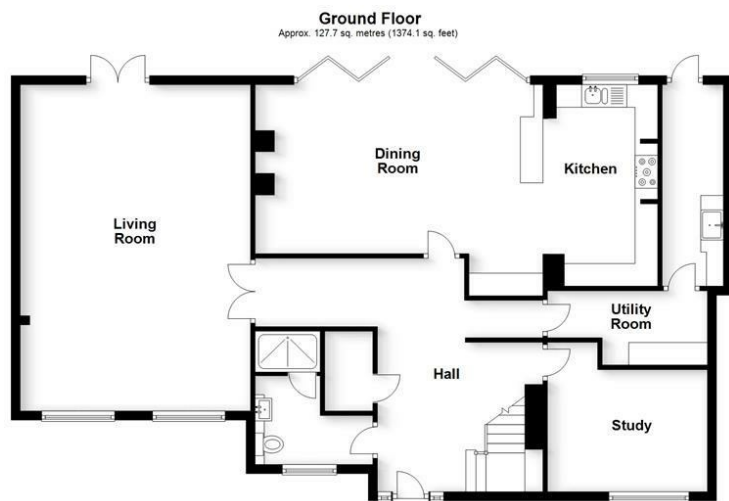
Tax Band
Tax Band: F

Tenure
Freehold



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Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Total area: approx. 229.6 sq. metres (2471.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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