



Dalkeith Avenue, Rugby, Warwickshire
Guide Price £545,000

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gale**



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Crowhurst Gale are pleased to present this beautifully restored Edwardian property in the heart of Bilton Village, Rugby. There is a formal living room, with restored "Herring bone" flooring (which flows from the hallway throughout the whole of the original house), wooden panelling, and an open fire, bay window to front and further window to side. The hub of the house is a 28ft extended kitchen/dining room with a cosy snug that is nestled off to the side of this room, with a wood burning stove and door leading to the patio area. The kitchen area offers a range of rustic "Shaker" style units to eye and base level as well as a breakfast bar and sliding doors to the garden which allow natural light to flood the room, even in the winter months. To the first floor there are three well proportioned bedrooms and a family bathroom and a further loft conversion, creating some more useful bedroom or office space. The outside space has parking to front and an enclosed rear garden with a wooden summer house.

Frontage

The property sits in a tree lined Avenue just outside Bilton Village. With wrought iron railings the frontage offers parking for numerous vehicles and original front door with wrought iron furniture and stained glass detailing opening into;

Hallway

With original feature window to side, under-stairs recess for cloaks, coats and shoes, picture rails and restored "Herringbone" flooring extending into;

Living Room 13'10" x 14'11" (4.22 x 4.56)

With restored "Herringbone" flooring, a bay window to front and window to side allowing this room to be both cozy yet light, with an open fire set in a cast iron surround, and timber mantle over.

Snug 11'5" x 10'11" (3.48 x 3.35)

With a wood-burning stove, coving to ceiling and restored "Herringbone" flooring, this room is a relaxing space being semi-open to the kitchen/dining room, and having a door to the garden. A perfect place to unwind or gather with friends before dining.

Extended Kitchen/dining room 28'10" x 14'3" (8.79 x 4.36)

The dining area offers a comfortable space to entertain. The kitchen area has a fully fitted kitchen with windows to rear and access to the rear garden via sliding patio doors.



Shower Room

A modern shower, WC and washbasin, wood panelling and mosaic tiling. Ceiling spotlights, extractor fan and storage.

Kitchen Area

A spacious kitchen with wooden work-surfaces extending into a breakfast bar and rustic "Shaker style" units to eye and base level. "Smeg" range cooker offers a five ring gas hob and several ovens/warming trays. There's space for a washing machine and dishwasher as well as provision for an "American style" Fridge/freezer. Various additional cupboards offer useful storage whilst a tiled floor provides a practical wipe clean surface. There are several windows to rear and wall lights to offer lighting by day and night, and sliding doors that lead to the patio area of the garden.

First Floor

The "Dog leg" stairs open onto the landing with an original window to side, exposed eave timbers and doors to;

Bedroom One 14'0" x 13'10" (4.28 x 4.24)

A large double bedroom with bay window to front, bespoke fitted wardrobes, picture rails, stripped floor-boards and a cast iron fireplace with integral ornate hearth and mantle.

Bedroom Two 11'8" x 9'7" (3.57 x 2.94)

A comfortable double bedroom, with window to rear, exposed eaves timbers and cast iron period fireplace.

Bedroom Three 10'2" x 6'6" (3.10 x 2.00)

A double bedroom or large single room/office with window to side.

Bathroom

With timber panelling, tiled flooring and white WC, hand basin and bath with mixer shower over. Period window to side and built in storage cupboards.

Second Floor

Stairs rise to the second floor (loft conversion) which was created in the1990's.

Second Floor 10'3" x 5'4" + 16'1" x 9'6" (3.13 x 1.63 + 4.91 x 2.92)

With storage to eaves and skylights providing natural light, the second floor boasts a gaming room/office which could be a bedroom, with spotlights and window to front, and a double bedroom with dormer window to side.

Rear Garden

The garden is accessible from the kitchen and snug, and offers a large patio leading to a work-shop and a lawned area with a further patio to the rear of the garden which is both sunny and enjoys privacy afforded by mature trees and shrubs. There's a log store and a summerhouse which has a heater with power connected, and could be used as an entertaining room, office or studio. The garden offers a versatile family space for the whole family.

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.



Local Authority
Rugby Borough Council

Tax Band
Tax Band: E

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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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