

**24 Edyvean Close
Bilton
RUGBY
CV22 6LD
£425,000**



- **FOUR BEDROOM DETACHED**
- **CONSERVATORY**
- **DOUBLE GLAZING**
- **GROUND FLOOR W.C**

- **CONVERTED GARAGE**
- **GAS CENTRAL HEATING**
- **CUL-DE-SAC LOCATION**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented four bedroom detached home located in a popular residential area close to Bilton Village. In brief the accommodation comprises; entrance porch, hallway, ground floor w.c. lounge/dining room, conservatory with underfloor heating, office/utility room, four first floor bedrooms, and a family bathroom. The property additionally benefits from upvc double glazing and gas radiator central heating. Externally there is a low maintenance rear garden, off road parking for several vehicles and an EV charging point to the front of the property.

Located within walking distance of Bilton village, close to highly regarded schooling for all ages, a range of local shops, Sainsbury's superstore and excellent transport links to include regular bus routes, the M1/M6 and M45 motorways. A short drive from Rugby town centre and the Railway station which operates mainline services to Birmingham New Street and London Euston. Early viewing is highly recommended to appreciate this wonderful home.

Accommodation Comprises

Entry via composite entrance door with obscure double glazed panels into:

Entrance Porch

With obscure double glazed windows to front and side. Timber door with glazed side screen into:

Hallway

Stairs rising to first floor. Understairs storage cupboard. Tiled floor. Doors off to lounge, kitchen, w.c. and office/utility room.

Lounge/Dining Room

Double glazed bay window to the front. Feature fireplace with hearth. Two radiators. Part panelled wall. Wall lights. Double glazed doors to rear with double glazed side screens.

Conservatory

Of brick and upvc construction. Double glazed glass roof. Double doors opening to rear garden. Tiled floor. Underfloor heating.

Office / Utility

Double glazed window to the front. Radiator. Tiled floor. Work surface with base units. Larder cupboard. Further cupboard housing combi boiler. Space and plumbing for a washing machine and tumble dryer. Double glazed door to side. Extractor fan.

Downstairs WC

Vanity unit with inset wash hand basin. Low level w.c. Tiled floor. Radiator. Obscure window to side elevation.

Kitchen

Fitted with a range of base and eye level units with work surface space incorporating a one and a quarter bowl sink unit. Space for a cooker. Space and plumbing for a dishwasher. Space for a fridge/ freezer. Tiled splash backs. Tile floor. Radiator. Double glazed door to conservatory.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

Double glazed window to front. Radiator with thermostat control. Coving to ceiling. Air conditioning unit.

Bedroom Two

Double glazed window to front. Radiator. Overstairs storage cupboard. Downlighters.

Bedroom Three

Double glazed window to rear. Radiator. Coving to ceiling.

Bedroom Four

Double glazed window to rear. Radiator with thermostat control.

Bathroom

With suite to comprise; panel bath with shower over, vanity unit with wash hand basin, and low level w.c. Part tiled walls. Tiled floor. Chrome ladder radiator. Mirrored vanity cupboard. Double glazed obscure glazed window to the rear.

Front Garden

Laid to tarmac providing off road parking for several vehicles. Gate side access to rear garden.

Rear Garden

A low maintenance garden, mainly laid to astro turf. Patio area. Hardstanding for timber shed. Shrub borders. Timber panel fencing to boundaries.

Agents Note

Local Authority: Rugby

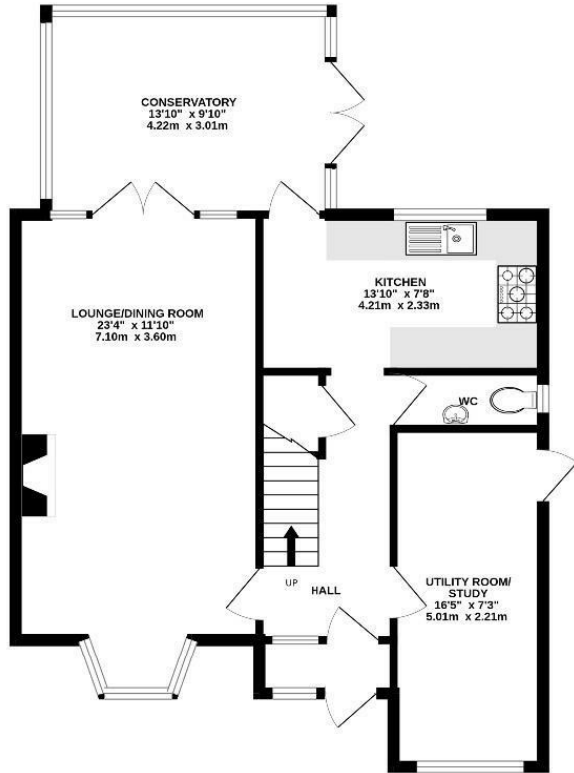
Council Tax Band: E

Energy Efficiency Rating: TBC

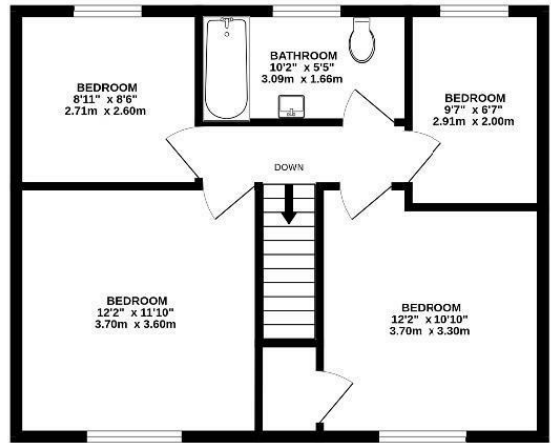




GROUND FLOOR
732 sq. ft. (68.0 sq.m.) approx.

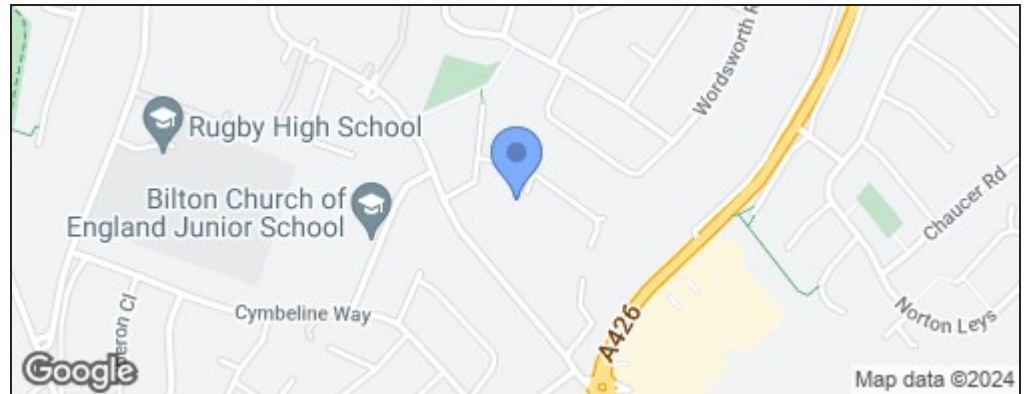


1ST FLOOR
529 sq. ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq. ft. (117.2 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.