

**4 Beswick Gardens  
Bilton  
RUGBY  
CV22 7PP**

**Offers Over £435,000**



- **FOUR BEDROOM**
- **TWO GROUND FLOOR BEDROOMS**
- **ANNEXE/CINEMA ROOM**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **DESIRABLE LOCATION**

- **EXTENDED SEMI-DETACHED FAMILY HOME**
- **TWO ENSUITE SHOWER ROOMS**
- **UTILITY ROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented four bedroom family home located in a popular area close to Bilton Village. The house benefits from a two storey extension completed to a high standard. This property will make a superb home providing ready-to-move-into accommodation and further benefits from double glazing and gas central heating. The property has been well-maintained by the current owners and offers great potential for a future owner to really enjoy this versatile family home.

In brief the accommodation comprises; entrance hall, lounge, kitchen/dining room, utility/cloakroom, two ground floor bedrooms and an ensuite shower room. To the first floor there are two double bedrooms an ensuite shower room and a family bathroom. Externally there is plenty of off road parking to the front and an enclosed rear garden with composite decking area. There is also an annexe which is currently being used as a cinema room/bar.

The property is located close to highly regarded schooling for all ages, a range of local shops and amenities including a Sainsbury's superstore. There are regular bus routes and excellent transport links to include; the M1/M6 and M45 motorways. Only a short drive away is Rugby town centre with Rugby Railway Station which operates mainline services to Birmingham New Street and London Euston. Viewing is highly recommended.

### **Accommodation Comprises**

Entry via glazed composite door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Karndean flooring. Doors off to lounge, kitchen/diner, utility room/w.c. and two ground floor bedrooms.

#### **Lounge**

15'1" x 11'5" (4.60m x 3.50m)

French doors opening to rear garden. Radiator.

#### **Kitchen / Dining Room**

15'5" x 15'1" (4.72m x 4.60m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric oven. Electric hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Karndean flooring. French doors opening to rear garden. Window to rear. Door to side.

#### **Utility Room**

Space and plumbing for a washing machine. Stainless steel sink and drainer unit with mixer tap over. Low level w.c. Vanity unit with wash hand basin. Karndean flooring. Frosted window to front elevation.

#### **Bedroom One**

13'2" x 11'5" (4.03m x 3.50m)

Window to front. Radiator. Door to:

#### **Ensuite One**

With suite to comprise; walk in double shower cubicle, vanity unit with wash hand basin and low level w.c. Radiator. Window to front elevation.

#### **Bedroom Four**

10'10" x 8'2" (3.31m x 2.50m)

Window to rear. Radiator. Storage cupboard.

### **First Floor Landing**

Velux window. Access to loft space. Raised seating area. Airing cupboard. Boiler cupboard. Doors off to bedrooms and bathroom.

### **Bedroom Two**

17'4" x 10'6" (5.30m x 3.21m)

Window to rear. Access to loft space. Two radiators. Eaves storage. Door to:

### **Ensuite Two**

With suite to comprise; walk in double shower cubicle, vanity unit with wash hand basin and low level w.c. Chrome heated towel rail. Velux window.

### **Bedroom Three**

14'5" x 11'0" (4.40m x 3.37m)

Window to front. Further velux window. Radiator. Eaves storage.

### **Bathroom**

With suite to comprise; bath with shower and shower screen over, vanity unit with wash hand basin, low level w.c. Heated towel rail. Velux window.

### **Front Garden**

Concrete driveway providing off road parking for five cars. Border to side. Side access to, garden and annexe. Fencing to boundaries.

### **Rear Garden**

Laid to lawn with raised composite decking area and borders to sides and rear. Patio area. Large timber shed. Brick wall to rear. Fencing to sides.

### **Annexe**

Currently used a cinema room with bar. Glazed french doors opening to rear garden. Window to front. Power and light. Wall mounted heater. Extractor.

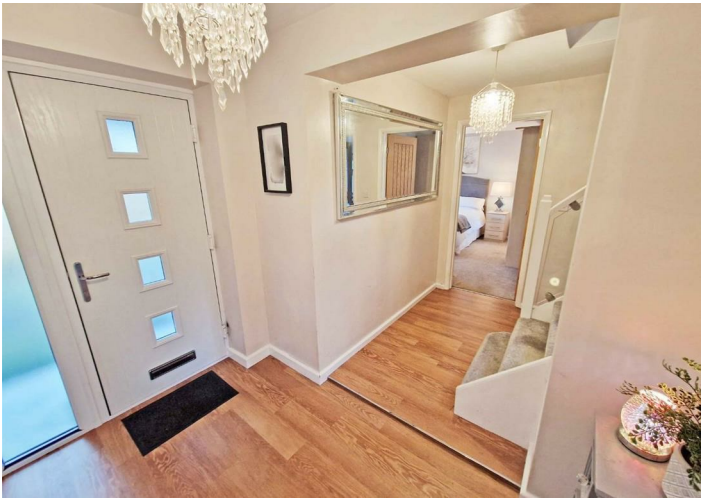
### **Agents Note**

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: C















GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



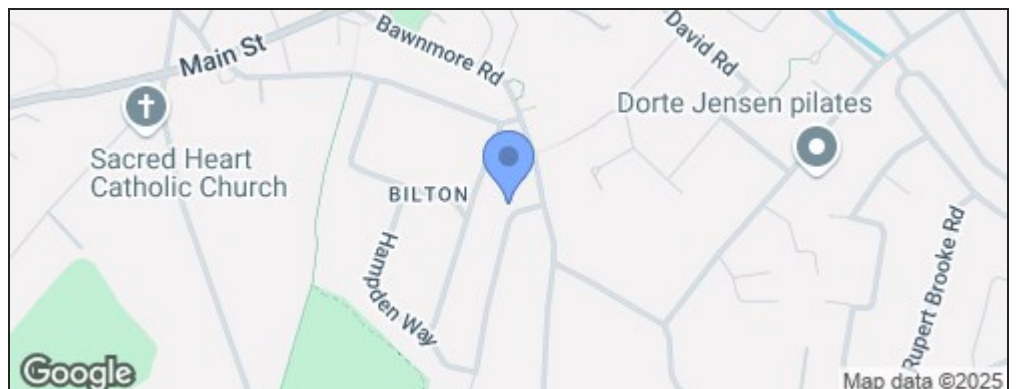
1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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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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	
	73	83



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.