

**1 Beech Drive  
Bilton  
RUGBY  
CV22 7LT**

**Guide Price £575,000**



- FIVE BEDROOM FAMILY HOME
- LOUNGE / DINING ROOM
- CONSERVATORY
- TWO BATHROOMS AND AN ENSUITE
- ENCLOSED REAR GARDEN

- DETACHED THREE STOREY HOME
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM AND DOWNSTAIRS W.C.
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING C

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A five bedroom, three storey detached family home located in the popular village of Bilton. In brief, the accommodation comprises: entrance hall, downstairs w.c., lounge, kitchen/diner, conservatory, and utility room to the ground floor. To the first floor, there are three bedrooms, an ensuite shower room, and a bathroom. To the second floor, there are two further bedrooms and a shower room. Externally, there is a garage, off road parking, and an enclosed rear garden. The property additionally benefits from underfloor heating throughout the ground floor, gas radiator central heating, and upvc double glazing.

Situated in an excellent position close to Bilton village with its wide range of shops and other facilities, within walking distance of Rugby High School and Bilton Schools. There is easy access to Rugby town centre and Rugby Railway station, which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite front entrance door into:

#### **Entrance Hallway**

Stairs rising to first floor. Double doors into lounge. Doors off to kitchen and downstairs w.c.

#### **Downstairs W.C.**

Vanity unit with wash hand basin. Low level w.c.

#### **Lounge**

27'6" x 11'1" (8.39m x 3.40m)

Window to front. French doors opening to garden. Gas fire with surround.

#### **Conservatory**

9'2" x 8'10" (2.80m x 2.70m)

Glazed panels to all sides. French doors opening to rear garden.

#### **Kitchen / Diner**

27'6" x 8'10" (8.39m x 2.70m)

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. Gas hob with extractor hood over. Double electric oven. Built in microwave. Window to front. Double doors opening to rear garden. Door to:

#### **Utility Room**

5'2" x 12'5" (1.60m x 3.81)

Base and eye level units. Work surface space with stainless steel sink and drainer and mixer tap. Space and plumbing for a washing machine and tumble dryer. Door to garden.

#### **First Floor Landing**

Window to rear. Airing cupboard. Doors off to bedrooms and bathroom.

#### **Bedroom One**

24'4" x 11'1" (7.44m x 3.40m)

Window to front. Quadruple built in wardrobes. Radiator. Door to:

#### **Ensuite**

7'7" x 6'9" (2.33m x 2.08m)

Double shower cubicle. Vanity unit with wash hand basin. Chrome towel rail. Window to rear.

**Bedroom Two**

12'5" x 7'10" (3.80m x 2.40m)

Window to front. Radiator.

**Bedroom Three**

11'6" x 7'10" (3.52m x 2.40m)

Window to rear. Radiator.

**Bathroom**

7'3" x 6'8" (2.21m x 2.05m)

Bath with shower over. Vanity unit with inset wash hand basin, and w.c. with concealed cistern. Chrome towel rail. Extractor. Window to front.

**Second Floor Landing**

Two Velux windows. Access to loft space. Two storage cupboards. Doors off to bedrooms and shower room.

**Bedroom Four**

20'0" x 11'1" (6.10m x 3.40m)

Window to front. Velux window to rear. Two radiators. Storage cupboard.

**Bedroom Five**

13'8" x 7'10" (4.19m x 2.41m)

Window to front. Triple built in wardrobe.

**Shower Room**

Shower cubicle. Vanity unit with wash hand basin. Low level w.c. Chrome towel rail. Extractor. Window to rear.

**Front Garden**

Block paved driveway providing off road parking for four vehicles. Area laid to lawn. Gated access to rear garden

**Garage**

16'1" x 14'1" (4.91m x 4.30m)

Electric charging point. Up and over style door. Power and lighting. Water supply.

**Rear Garden**

Mainly laid to lawn with patio area. Two trees. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: F

Energy Efficiency Rating: C







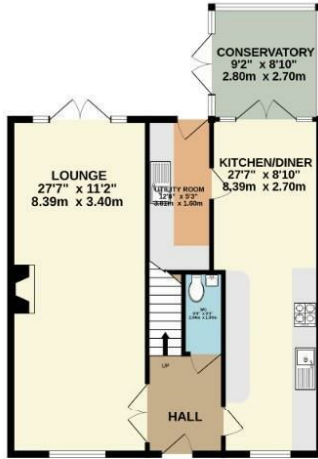




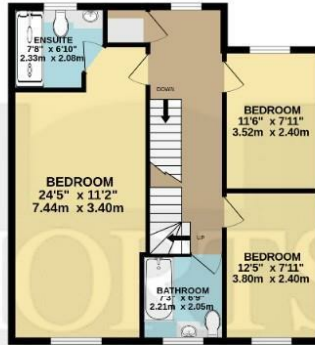




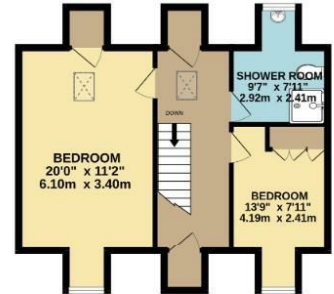
GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



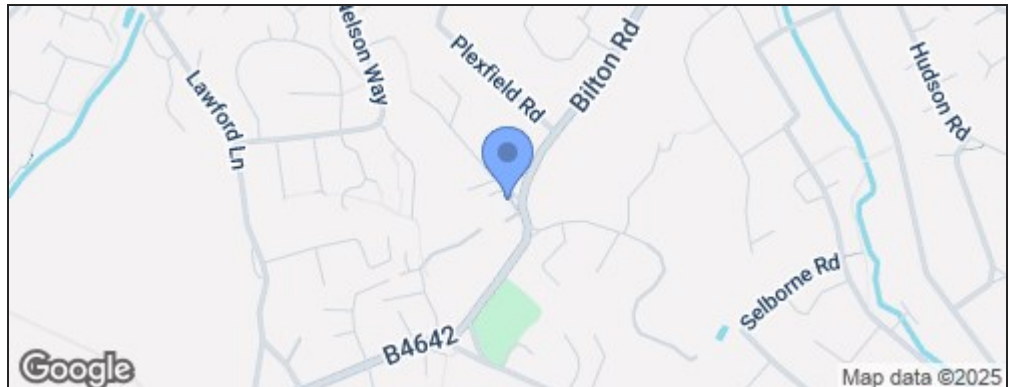
2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.