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Dalkeith Avenue, Bilton
Guide Price £775,000

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ESTATE AGENTS

Dalkeith Avenue, Bilton, Rugby

Nestled in the charming Dalkeith Avenue, Bilton, Rugby, this stunning detached house is a true gem waiting to be discovered. Boasting three reception rooms, five bedrooms, and three bathrooms spread across approximately 2,700 sq ft, this newly built property offers ample space for comfortable living.

Built-in 2024, this property exudes modernity and freshness, perfect for those seeking a contemporary lifestyle. With off-road parking and a garage at the forefront of this home, making trips out a breeze.

Spread over three storeys, this brand-new property is designed to impress. The large open-plan living area and kitchen are ideal for entertaining guests or relaxing with loved ones. Additionally, including a study offers a dedicated space for work or hobbies, ensuring a perfect balance between productivity and leisure.

Situated close to the sought-after village of Bilton, this home offers the best of both worlds - a tranquil retreat from the hustle and bustle, yet within easy reach of amenities and community life. Don't miss the opportunity to make this exquisite property your own and experience the epitome of modern living in a desirable location.

Entrance Hall

Cloakroom

Study 10'9 x 5'9 (3.28m x 1.75m)

Utility Room 10'8 x 10'5 (3.25m x 3.18m)

Living Room 19 x 12'7 (5.79m x 3.84m)

Kitchen 17'7" x 14'1" (5.36m x 4.29m)

Family / Dining Room 25'4 x 14'2 (7.72m x 4.32m)

First Floor Landing 18'4 x 18'5 (5.59m x 5.61m)

Family Bathroom 10'3 x 13'4 (3.12m x 4.06m)

Bedroom Two 12'6 x 14'11 (3.81m x 4.55m)

En Suite 9'10 x 9'0 (3.00m x 2.74m)

Bedroom Three 17'6 x 13'4 (5.33m x 4.06m)

Games Room / Bedroom Four 17'2 x 15'8 (5.23m x 4.78m)

Second Floor Landing

Main Bedroom 28'7 x 18'8 (8.71m x 5.69m)



Dressing Room 11'1 x 10'5 (3.38m x 3.18m)

En Suite 10 x 9'1 (3.05m x 2.77m)

Garage 16'5 x 11'4 (5.00m x 3.45m)

Outside

The rear garden is to be landscaped with porcelain slabs from kitchen and Family Room.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Specification

Dunsmore Lodge, Dalkeith Avenue, Bilton, Rugby, CV22 7NN

Specification for internal and external finish

Dulux white emulsion to all walls and ceilings

Softwood staircase finished in satin white paint,
handrails finished in oak

Bull nosed window boards finished in satin white
paint fitted to all rooms except bathroom
skirting boards 150mm high x 18 mm thick finished
in white satin paint

Horizontal panelled Oak doors to all floors with soft close hinges
with brushed chrome handles featuring glazed door to main ground
floor corridor

Italian floor tiling by Imola Ceramica throughout ground floor
Electrical Double power sockets throughout. All sockets and light switches to be
finished in brush chrome finish. USB sockets to kitchen and each room

Double power sockets throughout. All sockets and light switches to be
finished in brush chrome finish. USB sockets to kitchen and each bedroom
Pendant lights throughout except for kitchen, bathroom and ensuites with white downlights.
TV points to lounge. Shaver socket to bathroom and ensuites
Smoke detector to be mains operated with battery backup
Located in hallway and landing with heat detector in kitchen
Wiring to be installed for future provision of burglar alarm
External lights to front and rear doors

External socket to rear patio area

Air source heat pump with mains pressure hot and cold water to all
outlets via 250-litre storage cylinder with ancillary cylinder of 125 litres capacity utility room with sink.

Multi zoned wet underfloor heating to ground floor, with individual
controls to each room and corridor

Radiators to first and second floor, with chrome towel radiators to bathroom and ensuites
external tap

Kitchen/family room

shaker style doors and units in contemporary stone colour with contrasting bronze heritage colour handles
20mm onyx worktops and upstand to kitchen with contrasting blue cupboard to island
stainless steel 1.5 bowl to undermount sink with quooker tap in bronze to match handles to units

Bosch microwave and single oven Bosch downdraft extractor/hoods

Bosch 5 burner induction hob CDA integrated 50/50 fridge freezer CDA integrated dishwasher wine cooler
to island with concealed plug

Bathroom and ensuites

Roca Dama basins (with vanity units in white to bathroom

and ensuites Hansgrohe Logis basin mixer with popup waste Roca The gap wall hung toilets with concealed
flush plates

Roca The gap 1700 x 700 bath with wall mounted mixer and low profile shower trays fitted with Roman
shower screens



Bristan Dorona concealed showers with wall mounted rail rinse and ceiling mounted oversized heads
Filler taps
Showers fully tiled complimented by glass screens.

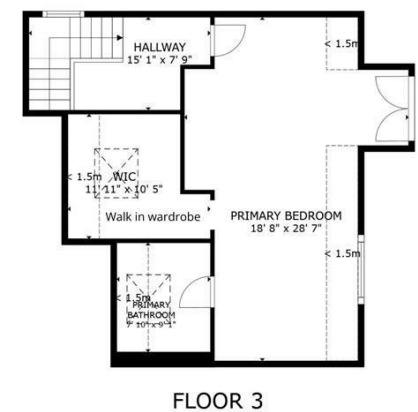
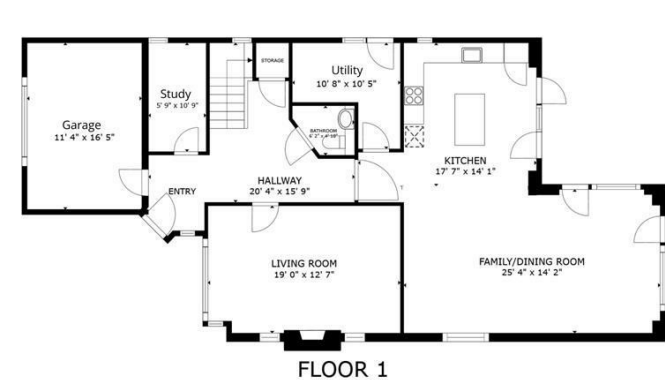
Specification for the external finish

PVC windows finished in black . PVC bifold doors x 3 to rear finished in white with chrome handles
Composite black front door

Up and over electric garage door in black



Landscaping to front of property in line with planning consent
Turf to rear garden with patio in Italian tiles from Ceramico Imola to match ground floor.
Close horizontal boarded fence to perimeter of garden



GROSS INTERNAL AREA
 FLOOR 1 1,402 sq.ft. FLOOR 2 1,065 sq.ft. FLOOR 3 586 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 200 sq.ft.
 TOTAL : 3,053 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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