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Beswick Gardens, Bilton
Offers Over £385,000

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ESTATE AGENTS

Beswick Gardens, Bilton, Rugby

Nestled in the desirable Beswick Gardens of Rugby, this charming link-detached house built in 1970 offers a perfect blend of comfort and potential. Boasting two reception rooms including an office, three bedrooms, a bathroom, W/C, kitchen, garage and carport this property provides ample space for a growing family or those who love to entertain. The property has been recently redecorated throughout and brand new carpet to the first floor. The potential for a garage conversion or extension (STPP) opens up exciting possibilities for customising the space to suit your needs, whether it be a children's playroom, a gym, or an additional living area. Situated at the end of a quiet cul-de-sac, peace and tranquillity are guaranteed, making it an ideal retreat from the hustle and bustle of everyday life. The private established south-facing garden is a sun-soaked haven, perfect for relaxing or hosting summer gatherings. The bi-folding doors that separate the lounge and dining areas not only add a touch of elegance but also create a seamless flow between spaces, perfect for modern living, they can also be shut to create a peaceful space away from the kitchen. Whether you're looking for a cosy night in or a formal dinner party, this property offers the versatility to cater to your lifestyle. Don't miss out on the opportunity to make this house your home and unlock its full potential. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.

Driveway

Ample parking for at least three vehicles.

Car port

This carport provides protection for your vehicle against harsh weather.

Garage

The single garage has electricity and lighting, making it suitable for conversion into an additional versatile room or a two-storey extension (STPP).

W/C

Low-flush toilet, double-glazed window to front aspect, wash hand basin, and a radiator.

Kitchen/Diner

An open plan remodelled kitchen/diner with bi-folding doors to separate the lounge and dining areas, a double-glazed window to the front aspect, radiator, a range of eye level and base units with a quartz worktop with a waterfall edge, sink with mixer tap, electric oven, breakfast bar with inset electric hob and extractor hood over and tiling to splashbacks.

Living Room

A bi-folding door separates the living room from the dining area, a log burner, and patio doors for garden access.

Office

A double-glazed window to the rear aspect and radiator.

Landing

Doors leading to all bedrooms and main bathroom. A double-glazed window to the side aspect.



Bedroom One

With a double-glazed window to the rear aspect, new carpet and radiator.

Bedroom Two

With a double-glazed window to the front aspect, new carpet and radiator.

Bedroom Three

With a double-glazed window to the side aspect, new carpet and radiator.

Main Bathroom

A double-glazed window to the front aspect, radiator, bath with shower over, low flush Wc, wash hand basin, shaver point and fully tiled.

Back Garden

A mature and well-stocked private south facing rear garden with mature shrubs and trees. Laid mainly to lawn with a patio area and fully enclosed by timber fencing.

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

Sellers Notes

If you are looking for a modern but classic residence, tucked away in a peaceful area away from the 'concrete jungle', then we are in no doubt that our beautiful home at 100 Beswick Gardens will be the perfect haven for you.

When we originally purchased our home, our priorities were safety, privacy and versatile living. The plot is generous and secluded, being nestled at the very top of a cul de sac. There is no through traffic, making it extremely safe for families with children and pets. Unlike many new builds, it is not overlooked to the rear, making the beautiful, south facing garden the perfect place to unwind at any time of day. The neighbours are wonderful and also enjoy the peace that Beswick Gardens offers.

Internally, bi-fold doors offer the option of an open space when entertaining guests, perfect for both Birthdays and Christmas, but also give the choice to separate the downstairs living space for a more compact and traditional feel - especially comfortable for those cosy winter evenings in front of the fire.

We had many plans to extend our home, with ample space to the rear and side of the property to do so, like many other neighbouring households in the area.

The garage and carport areas offer a huge space available for conversion to either a guest room with ensuite, a playroom for the kids, a gym, a workspace, or even a man cave! The possibilities are endless and adaptable, according to your budget; and with no work necessary at this stage, you can move in right away and live comfortably until you're ready to expand the home.

The semi-rural location in Bilton boasts lots of history, a friendly community and village like feel, with a variety of shops on the High Street including a local butcher, baker, cheesemonger, supermarkets, takeaways and salons - making it a comfortable and convenient place to live.

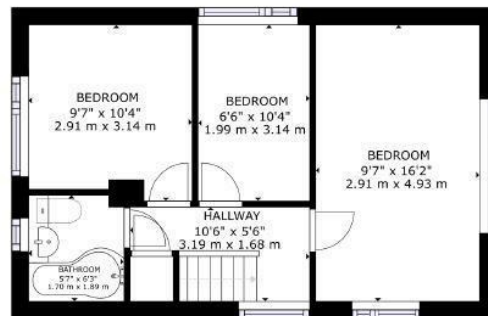
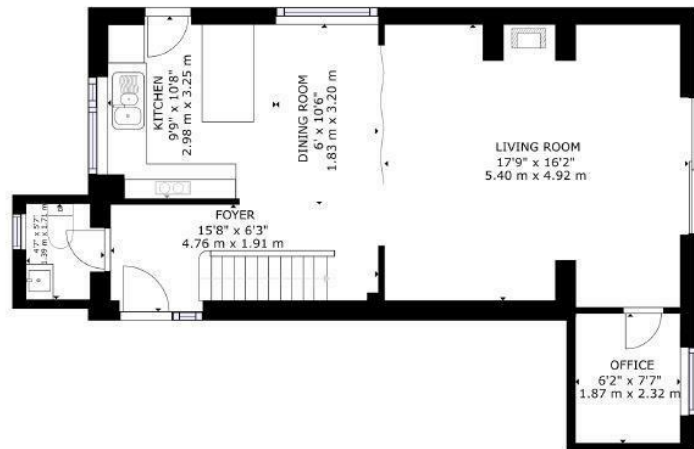
If you enjoy walking your dog or jogging, the location is perfect as there is a beautiful park on your doorstep, and many public footpaths, that lead to the stunning countryside and to the neighbouring village of Dunchurch.

Alternatively, if you enjoy other exercises, there are over 5 gymnasiums within a 10-minute drive. The town of Rugby is only 7 minutes' drive by car, with buses into the centre available every 15 minutes. You will also find Rugby train station, which is ideal for those who'd like to commute to Coventry, Birmingham, London and Stoke-on-Trent. Shopping is also made easy with Elliotts Field shopping park just north of the town, with outlets such as M&S and Next, a cinema, and various other tasteful shops and restaurants, virtually on your doorstep.

Oh and one final fact! Rugby has been named the safest major size town in the whole of Warwickshire - which we felt was a massive plus.

We hope you enjoy viewing our beautiful home, and we know it will bring the next owners as much peace and joy as it has us.





GROSS INTERNAL AREA
 FLOOR 1: 674 sq ft, 62.3 m²; FLOOR 2: 468 sq ft, 43.46 m²
 TOTAL: 1142 sq ft, 105.76 m²
 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		66	79
	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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