



4 Acorn Drive Bilton, Rugby, CV22 7UG

Welcome to this EXCEPTIONAL, IMMACULATE and generously proportioned detached property located in a sought-after area. With its recent new driveway and garage, this home offers multiple parking space. The landscaped rear garden is a treat for the eyes, and the bespoke window shutters add an elegant touch.

As you step into the property, you will be delighted by the immaculate presentation throughout. The open-plan reception room features large windows that flood the space with natural light. The fireplace creates a cosy atmosphere, and the garden view is simply enchanting. The reception room has been refurbished to the highest standard.

The modern kitchen boasts natural light and has recently been refurbished. It is equipped with modern appliances, making it perfect for preparing delicious meals for family and friends.

Guide price £350,000

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- Spacious Detached Property
- Beautifully Landscaped Garden with Composite Decked Patio Area
- Refitted Kitchen With Modern Appliances
- Sought After Location
- Recently Refurbished
- Bespoke Window Shutters Throughout
- Recently Renovated Bathroom
- Garage and New Large Driveway
- Open Plan Reception Room
- Three Double Bedrooms

Entrance Hall

11'7" x 3'1" (3.54 x 0.95)

Guest WC

5'1" x 2'7" (1.57 x 0.81)

Kitchen

11'7" x 6'11" (3.54 x 2.12)

Lounge/Diner

19'7" x 13'3" (5.99 x 4.04)

Bedroom One

14'1" x 9'11" (4.30 x 3.04)

En-Suite WC

7'0" x 2'11" (2.14 x 0.89)

Bedroom Two

11'1" x 9'5" (3.38 x 2.89)

Bedroom Three

9'11" x 8'9" (3.04 x 2.68)

Family Bathroom

9'4" x 5'6" (2.85 x 1.68)

Garage

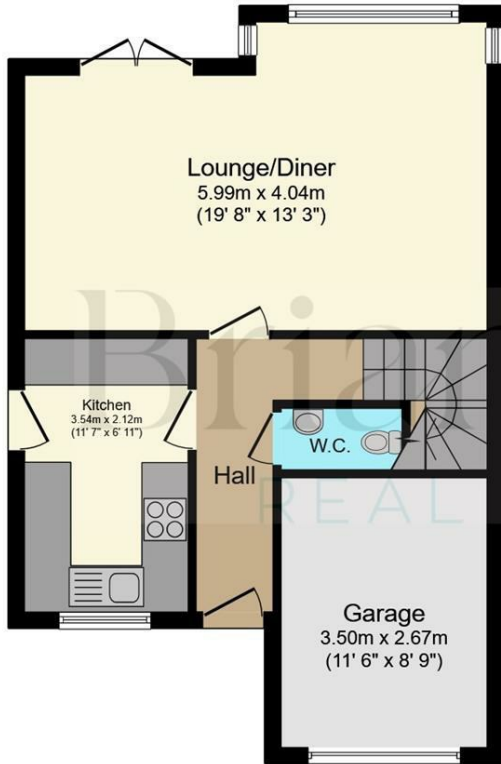
11'5" x 8'9" (3.50 x 2.67)



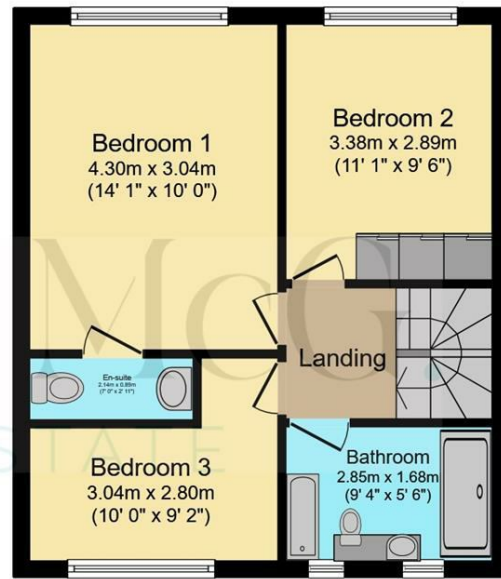
[Directions](#)



Floor Plan



Ground Floor



First Floor

Total floor area 90.0 m² (969 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	