

## 18 Plexfield Road Bilton, Rugby, CV22 7EN

UNIQUE and Extensive, FIVE BEDROOM, Detached dormer bungalow, with REAR EXTENSION, and offered for sale with NO ONWARD CHAIN.

Situated a short stroll from Bilton village centre, with an array of local shops and amenities, this superb family home occupies a mature plot, and provides expansive living accommodation approaching 2000sq.ft, arranged over two floors.

The residence comprises of an entrance hall, a large open plan, refitted kitchen with integrated appliances and breakfast bar, leading into the sun room/dining/family area which utilises the rear single storey extension, flooded in natural light, with two sets of French patio doors leading onto the large rear garden which is laid mainly to lawn with decked patio/entertaining area.

Offers over £425,000

# 18 Plexfield Road

Bilton, Rugby, CV22 7EN



- Detached Dormer Bungalow
- No Onward Chain
- Refitted Kitchen With Integrated Appliances
- Sought After Location
- Five Bedrooms
- Large Rear Garden
- Sun Room/Diner/Family Room
- Rear Single Storey Extension
- Two Bathrooms
- Separate Lounge

## Entrance Hall

15'5" x 3'5" (4.71 x 1.05)

## Breakfast Kitchen

21'9" x 9'3" (6.65 x 2.82)

## Sun Room/Dining/Family Area

23'1" x 10'4" (7.04 x 3.17)

## Lounge

21'8" x 12'11" (6.62 x 3.94)

## Shower Room

9'10" x 6'10" (3.01 x 2.09)

## Bedroom Three

15'2" x 9'11" (4.64 x 3.03)

## Bedroom Four

13'4" x 8'8" (4.08 x 2.65)

## Bedroom Five

12'4" x 7'11" (3.77 x 2.42)

## Landing Area

14'7" x 7'1" (4.46 x 2.18)

## Bedroom One

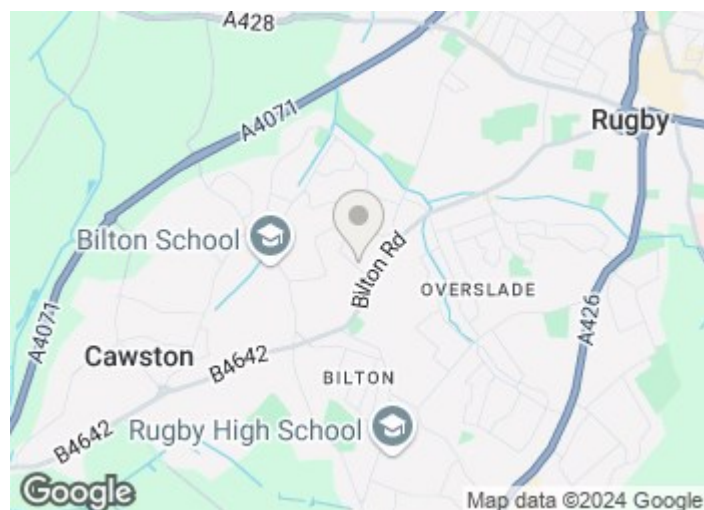
16'10" x 13'9" (5.15 x 4.20)

## Bathroom

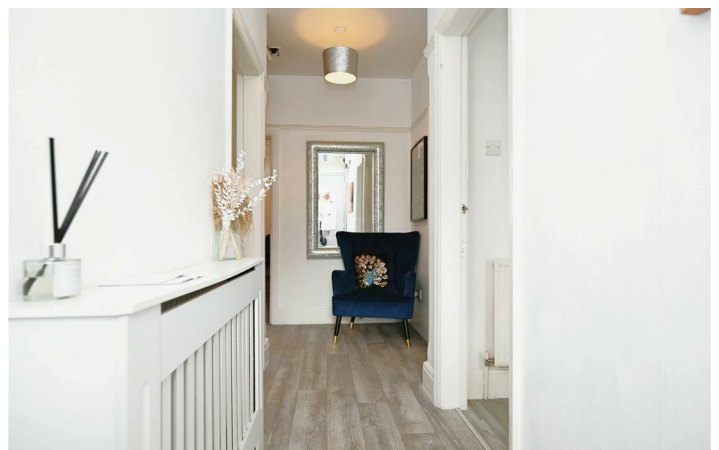
9'1" x 6'2" (2.79 x 1.90)

## Bedroom Two

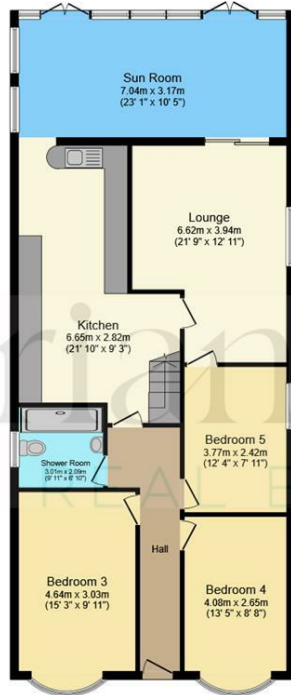
14'9" x 12'4" (4.52 x 3.77)



[Directions](#)



# Floor Plan



**Ground Floor**  
Floor area 118.2 m<sup>2</sup> (1,273 sq.ft.)



**First Floor**  
Floor area 59.9 m<sup>2</sup> (645 sq.ft.)

**TOTAL: 178.1 m<sup>2</sup> (1,917 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	