

3 Little Orchard Place Bilton, Rugby, CV22 7JW

Stunning, FOUR DOUBLE BEDROOM Detached Home on EXCLUSIVE PRIVATE ROAD in Sought-After Location.

Nestled at the end of a tranquil cul-de-sac shared by just three homes, this exceptional four double bedroom, bay-fronted detached residence offers LUXURIOUS LIVING in a highly desirable setting on the edge of Bilton, Rugby.

Accessed via a sweeping private driveway, the property sits proudly with a lawned front garden, private driveway, and garage, offering both charm and practicality from the moment you arrive.

Step inside to a spacious and welcoming entrance hall, setting the tone for the immaculately presented interior throughout.

Guide price £525,000

3 Little Orchard Place

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- Executive Detached Family Home
- Low Maintenance Landscaped Rear Garden
- Gorgeous Refitted Kitchen & Separate Utility Room
- Beautifully Presented & Ready To Move Into
- Exclusive Private Road Cul-De-Sac Location
- Stunning 24ft x 10ft Conservatory
- Four Piece Family Bathroom & En-Suite Bathroom
- Four Generous Double Bedrooms
- Dining Room & Spacious Lounge
- Driveway & Garage

Entrance Hall

6'3" x 17'6" (1.93 x 5.35)

Dining Room

11'9" x 9'7" (3.60 x 2.93)

Guest WC

7'1" x 3'4" (2.18 x 1.02)

Lounge

15'0" x 14'10" (4.59 x 4.53)

Kitchen

14'10" x 9'10" (4.54 x 3.02)

Utility Room

7'1" x 5'1" (2.18 x 1.56)

Conservatory

23'6" x 9'8" (7.17 x 2.95)

Bedroom One

14'2" x 12'7" (4.33 x 3.85)

En-Suite

7'1" x 5'9" (2.18 x 1.76)

Family Bathroom

9'5" x 6'5" (2.88 x 1.96)

Bedroom Two

12'0" x 11'10" (3.68 x 3.61)

Bedroom Three

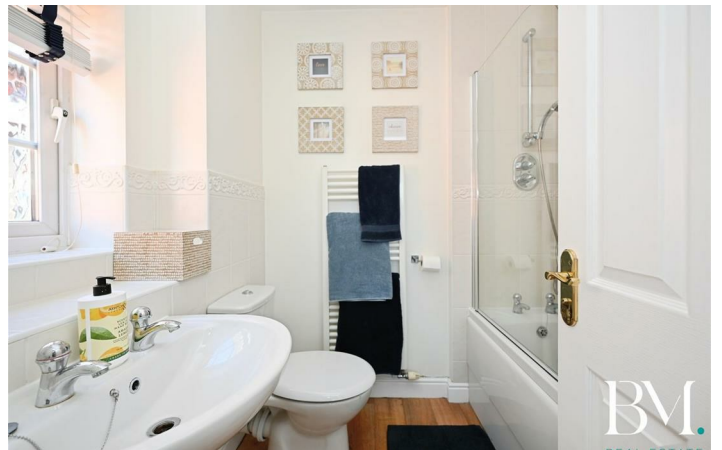
13'4" x 12'0" (4.07 x 3.67)

Bedroom Four

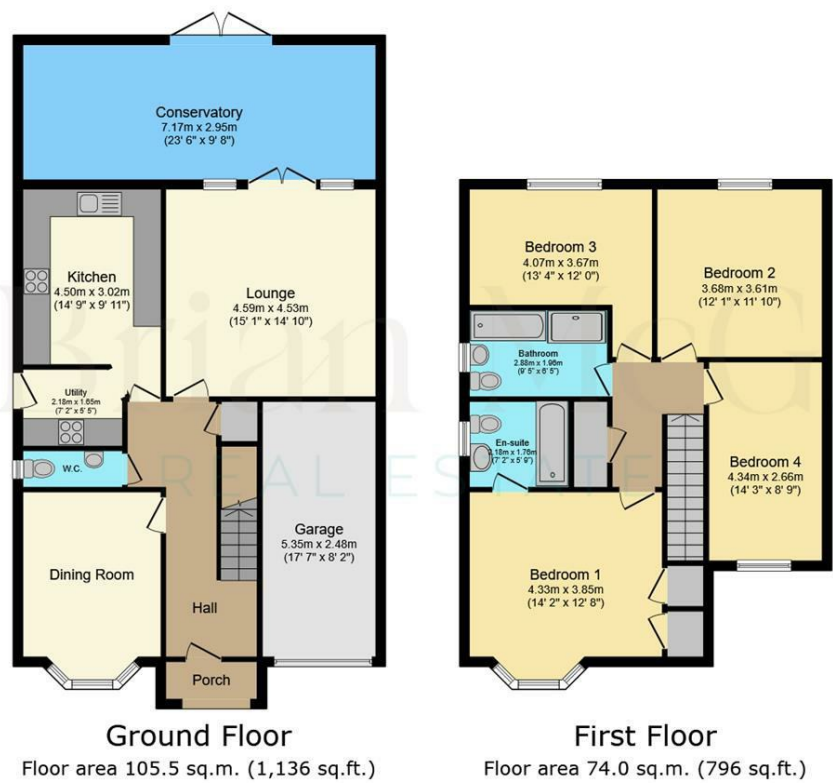
14'2" x 8'8" (4.34 x 2.66)



[Directions](#)



Floor Plan



Total floor area: 179.5 sq.m. (1,932 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

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