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Connells

Acorn Drive  
Rugby



## Property Description

\*\*\*THREE BEDROOM DETACHED FAMILY HOME IN A VILLAGE LOCATION\*\*\*

Connells are delighted to offer this well presented three bedroom detached family home on Acorn Drive, situated in the lovely village location of Bilton, Rugby. The property sits on a corner plot and briefly comprises of entrance hall, downstairs WC, spacious lounge/dining area and kitchen. On the first floor there are three good size bedrooms with an en suite bathroom to master and a family bathroom. Externally there is a front garden, enclosed rear garden and a driveway for multiple vehicles as well as garage with light & power and up & over opening door. The property also benefits from bespoke window shutters, gas central heating & PVCu double glazing throughout.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property. This property is sold with no onward chain.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Front Of Property

On approach there is a garage and driveway to front for circa three cars and a small laid to lawn area. Main entrance door leading through to;

## Entrance Hall

Holds access doors to downstairs reception doors, stairs rising to first floor landing, radiator and cloakroom;

## Cloakroom

Wash hand basin, low level WC and radiator.

## Lounge/Dining Area

19' 7" x 13' 6" ( 5.97m x 4.11m )

Spacious reception room with space for family sofa/dining table. There are also french double doors to garden, window to side & bay window to rear with bespoke shutter blinds. The sunny garden can be enjoyed in the summer with the lounge french doors open.

## Kitchen

12' x 8' 3" ( 3.66m x 2.51m )

A modern fitted kitchen with a range of wall and mount base units. Integrated appliances are to include built in microwave and cooker, electric hob and fridge freezer, alongside space for a washing machine. There is also a door to garden and window to front.

## Landing

Loft hatch located on the landing providing loft access. Window to side.

## Bedroom One

14' 4" x 9' 11" ( 4.37m x 3.02m )

Good size master bedroom with space for wardrobe, radiator and window to rear.

## En Suite

Off the master bedroom featuring wash hand basin and low level WC.

## Bedroom Two

11' x 9' 5" ( 3.35m x 2.87m )

Featuring space for wardrobe, radiator and window to rear.

## Bedroom Three

8' 9" x 9' 11" ( 2.67m x 3.02m )

Featuring built in wardrobe, radiator and window to front.

## Family Bathroom

Fitted bathroom with a double walk in shower, wash hand basin with storage, low level WC, towel radiator, airing cupboard and window to front.

## Garage

17' x 8' 10" ( 5.18m x 2.69m )

Garage with up & over door and light & power.

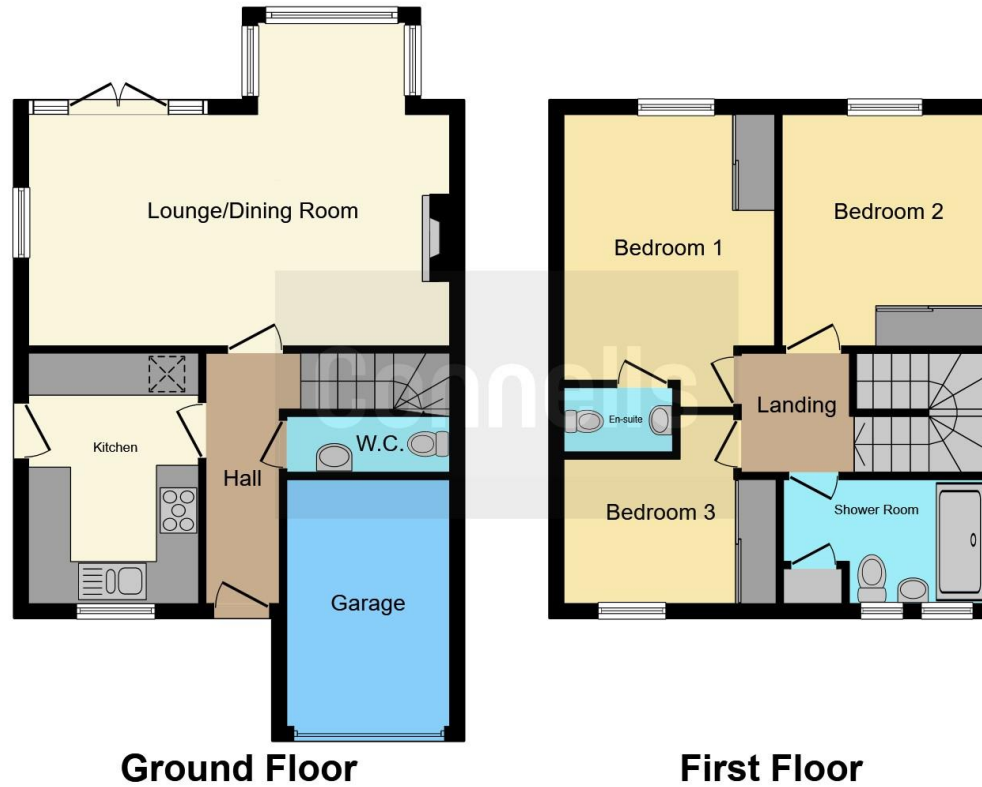
## Rear Of Property

A lovely well maintained, landscaped rear garden with decking and side access. The sunny garden can be enjoyed in the summer with the lounge french doors open.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106361](http://connells.co.uk/Property/RBY106361)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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