



EDWARD KNIGHT
ESTATE AGENTS

61 BAWNMORE ROAD, BILTON, RUGBY, CV22 6JN

£675,000





PROPERTY SUMMARY

This newly built four bedroom detached family home is situated on Bawnmore Road, Just on the outskirts of Bilton Village, one of Rugby's most sought after areas.

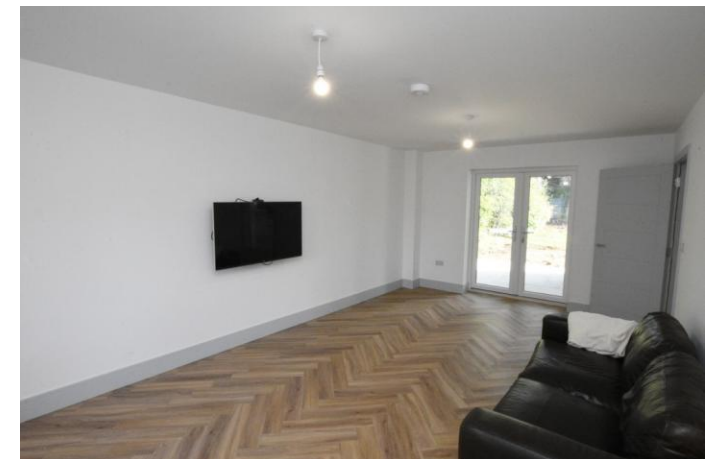
The accommodation is set over three floors and comprises of a lounge with dual aspect window and French doors onto the garden, dining room/playroom, utility room, cloakroom and kitchen/dining room with integrated Bosch appliances and Quartz worktops. To the first floor there are three double bedrooms, two of which have en-suite shower room and there is a Jack and Jill bathroom with separate shower to bedroom three. The second floor has a master bedroom with adjoining shower room. All toilets are wall hung geberit toilets and shower screens are merlin. The property benefits from gas central heating to radiators and under floor heating with each room controlled separately. To the front of the property there is off road parking for several vehicles and to the rear is a good sized rear garden and patio area with outdoor sockets. The property benefits from an EV charging point and benefits from a 10 year builders warranty. Viewing is highly recommended and early viewing is considered essential to appreciate the property on offer and is offered for sale with no onward chain.



LOCATION

Situated in one of Rugby's most charming roads the property is within walking distance of the centre of Bilton which is a popular residential area with many amenities to include schools and shops. Nearby Rugby also has a variety of shops and a train station providing great rail links to London, Birmingham and other cities. Rugby also has a variety of easily accessible motorways. There is also an impressive range of schooling available in and around Rugby to include Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, Bloxham School and of course the famous Rugby School.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.







ENTRANCE HALL

24' 4" x 6' 4" (7.42m x 1.93m)

W.C.

6' 1" x 5' 1" (1.85m x 1.55m)

LOUNGE

21' 1" x 11' 7" (6.43m x 3.53m)

DINING ROOM/PLAYROOM

13' 8" x 12' 9" (4.17m x 3.89m)



KITCHEN/DINING ROOM

20' 8" x 15' 6" (6.3m x 4.72m)

UTILITY ROOM

9' 9" x 6' 7" (2.97m x 2.01m)



FIRST FLOOR

LANDING

24' 5" x 6' 4" (7.44m x 1.93m)

BEDROOM TWO

19' 9" x 14' 2" (6.02m x 4.32m)

EN-SUITE

10' 2" x 4' 8" (3.1m x 1.42m)

BEDROOM THREE

16' 3" x 11' 7" (4.95m x 3.53m)

EN-SUITE

10' 9" x 3' 5" (3.28m x 1.04m)

BEDROOM FOUR

17' 2" x 13' 3" (5.23m x 4.04m)

JACK & JILL BATHROOM

12' 4" x 5' 9" (3.76m x 1.75m)

SECOND FLOOR

LANDING

MASTER BEDROOM

39' 1" x 13' 3" (11.91m x 4.04m)

SHOWER ROOM

11' 8" x 10' 7" (3.56m x 3.23m)



Total area: approx. 251.3 sq. metres (2704.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

