111 Bilton Road, Rugby, Warwickshire, CV22 7AS

HOWKINS & HARRISON

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Offers in Excess of: £575,000

A beautifully presented and extended three bedroom semi detached property, recently renovated by the current owners to create a stylish blend of modern open plan living and charming original features, including stunning parquet flooring. The property offers spacious accommodation throughout, comprising of a contemporary open plan living space featuring bi-fold doors, separate sitting room, dedicated home office and a useful utility room. There are three generous double bedrooms, with the impressive principal bedroom benefiting from a dressing room and en-suite shower room, alongside a modern family bathroom. The property occupies a generous plot, with generous gardens to both the front and rear, along with ample off-road parking and a purpose-built gym and outdoor storage.

Features

- Beautifully renovated
- Three double bedrooms
- Master suite with built-in dressing area and en-suite
- Impressive open plan kitchen/dining/family room
- Modern shaker style kitchen with island
- Bi-folding doors and lantern roof
- Study/home office, utility room and downstairs cloakroom
- Generous gardens to front and rear. Purpose built gym and workshop/outdoor storage
- Off-road parking for several vehicles including PodPoint for EV charging
- Town Centre location

Location

Bilton Road is located close to Rugby town centre and has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away. Lawrence Sheriff and Rugby School are both within easy reach. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just less than 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

Rugby Town Centre - 1 mile
Rugby Station – 1 mile
M1 - 7 miles
M6 - 3 miles

Ground Floor

An attractive porch to the front of the property welcomes you into a light and airy entrance hall, where the original parquet flooring immediately sets the tone for this characterful home, continuing through into the home office/study. Positioned to the front of the property, the sitting room provides the perfect retreat, featuring a charming window seat and bespoke cabinetry with shelving either side of the chimney breast, creating a stylish yet practical space. The parquet flooring flows through to the impressive open plan kitchen/dining/family room, which has been thoughtfully extended by the current owners to create a superb space for modern family living and entertaining. The contemporary shakers style kitchen features oak worktops, integrated appliances and a central island with seating area. Bi-fold doors seamlessly connect the living space to the rear garden, flooding the room with natural light, whilst an impressive roof lantern positioned above the dining area creates a wonderful sense of space and an inviting, airy atmosphere. A further seating area has been cleverly incorporated into the design, separated by a bespoke wooden room divider and complete with a log burner, creating a warm and inviting space to relax. A useful utility room is conveniently located off the kitchen, providing additional storage, space for white goods and direct access to the side of the property.

PEOPLE
LIVE
HERE.

First Floor

A spacious and light filled first floor landing provides access to the three generous double bedrooms and family bathroom. Situated to the rear of the property enjoying garden views, is the impressive principal bedroom suite, featuring a dressing area with a range of built-in wardrobes and access to a modern en-suite shower room. The en-suite is beautifully appointed with a generous double shower cubicle, his and hers wash hand basins and a WC, creating a contemporary and functional space. Also situated to the rear and overlooking the garden, is a spacious third bedroom which provides excellent accommodation. Bedroom two is positioned to the front aspect and benefits from an attractive large bay window, complete with a charming window seat and useful storage beneath. The bay window allows natural light to flood the room, creating a bright and inviting space. The family bathroom is fitted with a stylish four-piece suite comprising a separate shower with contemporary black and glazed enclosure and a rainfall shower head, freestanding bath, wash hand basin, chrome heated towel radiator and WC.

Enjoy
Lather
Soak
Unwind

Outside

The property enjoys generous outdoor space, with ample off-road parking to the front for several vehicles. The private front garden is attractively enclosed by mature hedging and features a well-maintained lawn, while double gates to the side provide additional, secured parking options. A particular highlight is the impressive and generous rear garden, offering a wonderful combination of space, privacy and versatility. A patio extending across the rear of the property provides the perfect setting for outdoor dining and entertaining, leading onto expansive lawns bordered by well-tended beds, mature trees and established planting. The garden has been thoughtfully arranged into a series of distinct areas, connected by pathways that invite exploration. A charming, secluded 'secret garden' provides a peaceful retreat. To the rear, a selection of fruit trees and raised beds for growing fruit and vegetables. Adding further appeal is a dedicated gym, with adjacent workshop/outdoor storage, situated within the garden, offering excellent flexibility for a variety of uses, whether as a home gym, further working from home space/office, workshop, hobby space or additional storage, subject to requirements.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing
Strictly by prior appointment via the agents Howkins & Harrison Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.

Awaiting EPC

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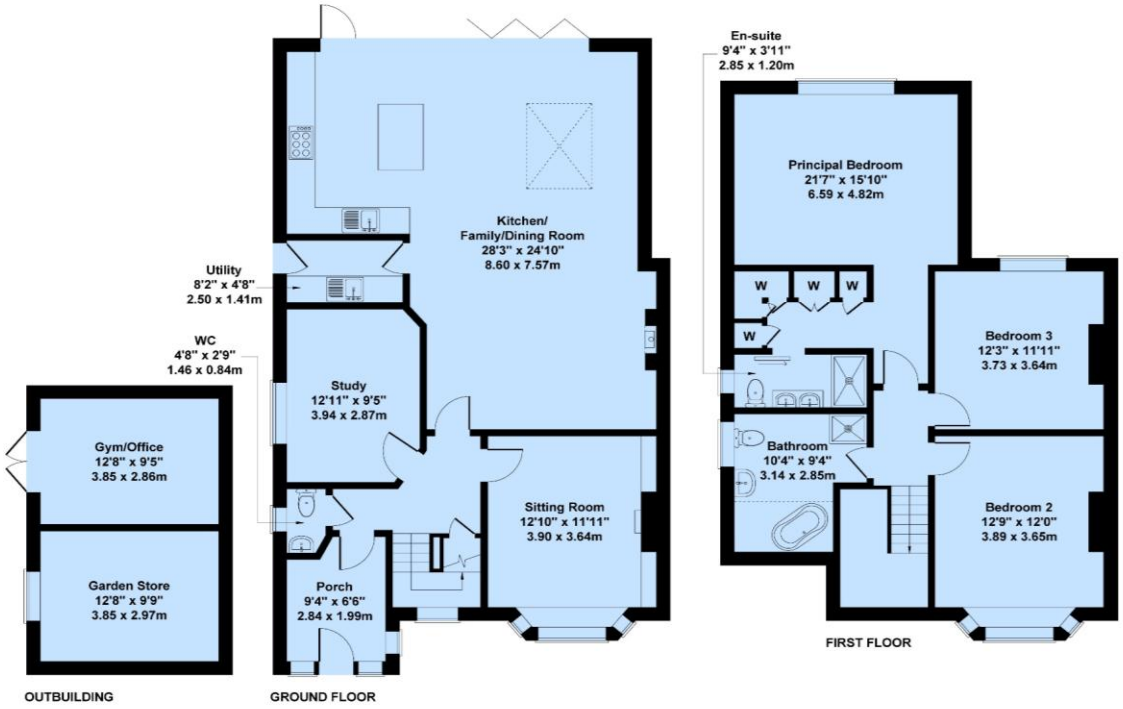
Approximate Gross Internal Area
Main House 1,946 sq ft - 180.83 sq m
Outbuilding 248 sq ft - 23.02 sq m
Total 2,194 sq ft - 203.85 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

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