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Berrybanks, Bilton
Offers Over £375,000

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Berrybanks, Bilton, Rugby

Complete Estate Agents are proud to introduce this spacious three-bedroom detached family home, nestled in a quiet cul-de-sac and offering over 1,600 sq ft of versatile living space.

Step inside to a welcoming separate reception room and a stunning open-plan kitchen/diner – the ideal family hub or entertaining space. The thoughtful layout creates seamless flow and a warm, inviting atmosphere throughout.

Upstairs, three generous bedrooms provide peaceful retreats, with the master suite featuring a large bedroom, dressing room, and en-suite. A standout highlight is the wrap-around garden room, flooded with natural light and overlooking lush greenery – perfect as a playroom, home office, or cosy reading nook.

Outside, a detached garage offers secure parking and storage, while the private rear garden creates a tranquil haven for summer evenings and family barbecues.

Situated in Berrybanks, this home is in the perfect catchment for Bilton First and Second, Cawston School, Henry Hinde First and Second, and Bilton High schools. It also enjoys excellent access to the motorway and major road network via the Western Relief Road.

Don't miss this wonderful opportunity for stylish, comfortable living – ideal for families and professionals alike.

Entrance Hall 5'10" x 10'9" (1.80 x 3.30)

Entered via glazed door. Understairs storage cupboards. Doors to

Lounge 16'4" x 9'8" (4.98 x 2.97)

Window to front. Radiator. Gas inset fireplace.

Cloakroom 5'6" x 2'10" (1.70 x 0.88)

Low flush wc. Wash hand basin. Radiator. Window to front.

Kitchen 14'2" x 9'3" (4.32 x 2.84)

An array of base cupboards and drawers. Sink unit with mixer tap above. Eye level units. Plumbing for an automatic dishwasher and washing machine. Built in electric fan assisted oven with gas hob and extractor above. Tiled splash areas. Door to Garden Room. Window to rear.



Dining Area 7'7" x 7'0" (2.33 x 2.15)

Radiator. Window to front.

Garden Room Lounge Area 26'4" x 8'11" (8.03 x 2.74)

Spacious bright and airy room with views over the garden. Doors giving access to garden.

Garden Room Dining Area 16'1" x 8'11" (4.92 x 2.74)

Full width glazing overlooking garden. Electric panel heaters.

First Floor Landing

Doors to

Bedroom Two 15'4" x 9'10" (4.69 x 3.01)

Radiator. Dual aspect windows.

Bedroom Three 15'4" x 8'1" (4.69 x 2.48)

Radiator. Dual aspect windows.

Family Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower attachment. Radiator. Airing cupboard. Window to front.

Second Floor Landing

Velux window.

Bedroom One 17'5" x 14'3" (5.31 x 4.36)

Velux window. Radiator. Window to front.

Dressing Room 8'3" x 5'6" (2.53 x 1.68)

Built in wardrobes. Window.

En Suite

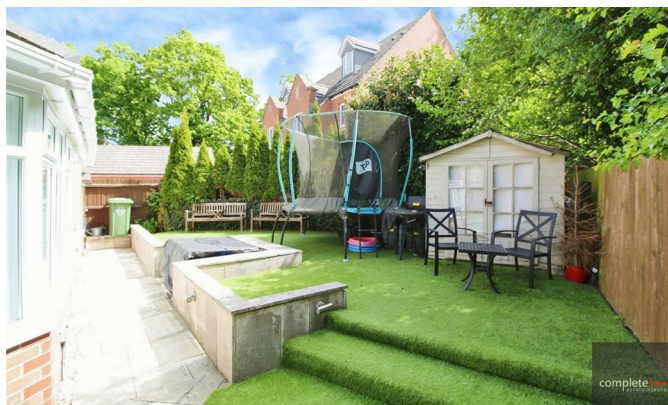
Low flush wc. Wash hand basin. Sink. Radiator. Velux window.

Garage

Steel up and over door. Power and light connected. Door to side. Electric car charger point.

Garden

Garden is laid with artificial turf. Fully enclosed by timber fencing. Fire Pit.

**About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the



borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



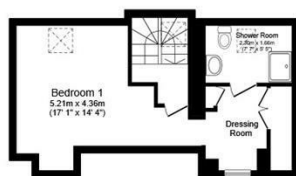
Ground Floor

Floor area 80.0 sq.m. (861 sq.ft.)



First Floor

Floor area 42.6 sq.m. (459 sq.ft.)



Second Floor

Floor area 33.1 sq.m. (357 sq.ft.)

Total floor area: 155.7 sq.m. (1,676 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



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

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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