EDWARD KNIGHT
ESTATE AGENTS

32 EDYVEAN CLOSE, BILTON, RUGBY, CV22 6LD

£465,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this spacious four-bedroom detached family home, pleasantly situated in a quiet cul-de-sac on Edyvean Close, within the highly sought-after residential area of Bilton, Rugby. Occupying a generous plot and offering approximately 1,462 sq ft of accommodation, including the garage, this much-loved family home would benefit from some modernisation, presenting an excellent opportunity for purchasers to create a wonderful home tailored to their own tastes and requirements.

The ground floor accommodation comprises a welcoming entrance hall, a convenient guest WC and a particularly spacious living room extending to over 20ft, featuring an attractive bay window, exposed ceiling beams and a brick fireplace. Sliding doors lead through to a separate dining room, which enjoys a pleasant outlook over the rear garden. The fitted kitchen offers an extensive range of wall and base units and provides access to a generous conservatory, offering further versatile living accommodation and direct access to the garden.

To the first floor, there are four well-proportioned bedrooms, several of which benefit from fitted wardrobes and storage, together with a family bathroom incorporating a bath with shower over.

Externally, the property occupies an attractive, established plot with a generous frontage incorporating lawned areas, mature shrubs and planting, together with a substantial driveway providing off-road parking for several vehicles and access to the garage. To the rear is an established garden, predominantly laid to lawn with mature

planting and shrub borders.

Situated within one of Rugby's most desirable residential areas, this property offers excellent potential for improvement and represents a fantastic opportunity for families seeking a substantial detached home in a well-established and convenient location.

Early viewing is highly recommended to fully appreciate the size, position and potential of the accommodation on offer.

LOCATION

Edyvean Close is situated within the highly sought-after residential area of Bilton, Rugby, a particularly popular location for families owing to its excellent range of local amenities and well-regarded schooling.

Bilton village offers a variety of independent shops, supermarkets, public houses, cafés and a doctors' surgery, together with several nearby parks and recreational areas. Rugby town centre is just a short drive away, offering a more extensive range of shopping and leisure facilities.

The location is also well suited to commuters, with convenient access to the surrounding road and motorway networks, including the M1, M6 and A45, whilst Rugby railway station offers a regular mainline service to London Euston in under 50 minutes.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is























issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

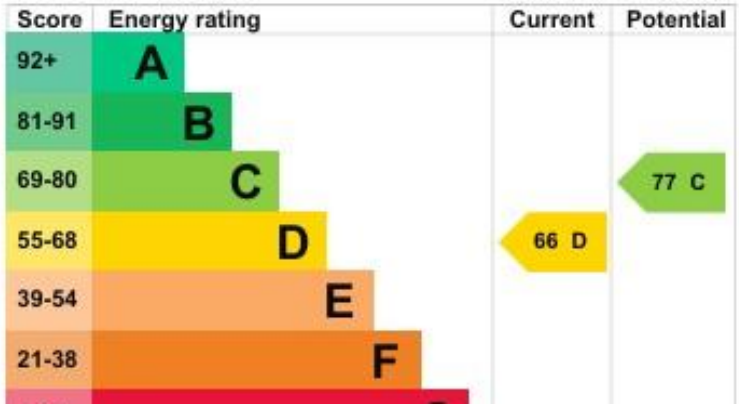
Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Edyvean Close, Rugby, CV22

Approximate Area = 1334 sq ft / 123.9 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1462 sq ft / 135.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1550650

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