

**23 Dalkeith Avenue
Bilton
RUGBY
CV22 7NN**

£350,000



- **THREE DOUBLE BEDROOMS**
- **DESIRABLE LOCATION**
- **CONSERVATORY**
- **ORIGINAL FEATURES**
- **CLOSE TO AMENITIES**

- **SEMI DETACHED HOME**
- **FAMILY / DINING ROOM**
- **SHOWER ROOM**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A well-positioned three-bedroom semi-detached home in the ever-popular area of Bilton, this property offers a comfortable layout and a lovely sense of space throughout. The ground floor opens with an entrance hall leading to a bright lounge, a separate dining/family room and a conservatory that brings in generous natural light and connects beautifully with the garden. The kitchen sits to the rear, practical and well arranged for everyday living. Upstairs, three double bedrooms are served by a shower room and a separate W.C., creating a convenient layout for family life. The home benefits from UPVC double glazing and gas radiator central heating.

Outside, there are gardens to the front and rear, with the rear garden offering a particularly appealing feature: a summerhouse, ideal as a quiet retreat, hobby space or a spot to enjoy the warmer months.

The location is another strong advantage. The property sits close to Bilton village, with its wide range of shops, cafés and everyday amenities, and is within comfortable walking distance of Rugby High School and Bilton School. Rugby town centre is easily reached, while Rugby Railway Station provides fast mainline services to London Euston and Birmingham New Street, making this an excellent choice for both local living and commuting.

Accommodation Comprises

Entry via composite side entrance door into:

Entrance Hall

9'2" x 7'2" (2.8m x 2.2m)

Window to side. Stairs rising to first floor. Understairs storage cupboard with space and plumbing for a washing machine. Radiator. Doors off to kitchen, family room and lounge.

Lounge

19'0" x 14'1" (5.8m x 4.3m)

Bay window to front aspect. Window to side aspect. Feature fireplace. Two radiators.

Dining / Family Room

12'9" x 11'5" (3.9m x 3.5m)

Feature fireplace. radiator. Glazed double doors into:

Conservatory

9'10" x 8'6" (3.0m x 2.6m)

Windows to side and rear. French doors opening to rear garden.

Kitchen

12'5" x 7'2" (3.8m x 2.2m)

Fitted with a range of base and wall mounted units with work surface space, incorporating a stainless steel sink unit with mixer tap. Built in oven, microwave and induction hob. Integrated dishwasher. Space for a fridge/freezer. Radiator. Two windows to side. Glazed double doors leading into conservatory.

First Floor Landing

Access to loft space. Radiator. Doors off to bedrooms, shower room, and W.C.

Bedroom One

13'9" x 11'5" (4.2m x 3.5m)

Two windows to front aspect. Radiator.

Bedroom Two

11'5" x 11'1" (3.5m x 3.4m)

Window to rear aspect. Radiator. Built in cupboard with further radiator.

Bedroom Three

13'5" x 7'2" (4.1m x 2.2m)

Window to side. Radiator.

Shower Room

7'2" x 6'10" (2.2m x 2.1m)

Double shower cubicle. Wash hand basin with vanity unit. Heated towel rail. Window to side elevation.

Separate W.C.

Low level w.c. with wash hand basin. Window to side elevation.

Front Garden.

Laid to lawn with pathway to entrance. Shrub borders. Gated access to rear garden.

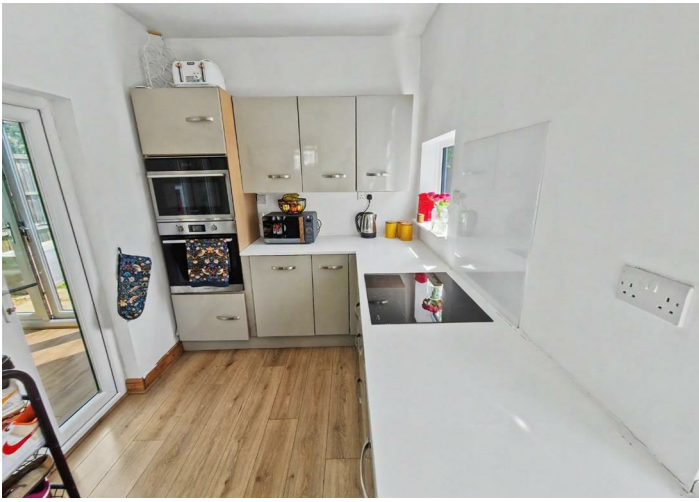
Rear Garden

Mainly laid to lawn. Patio area. Shrub borders. Sunhouse. Timber fencing to boundaries.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D



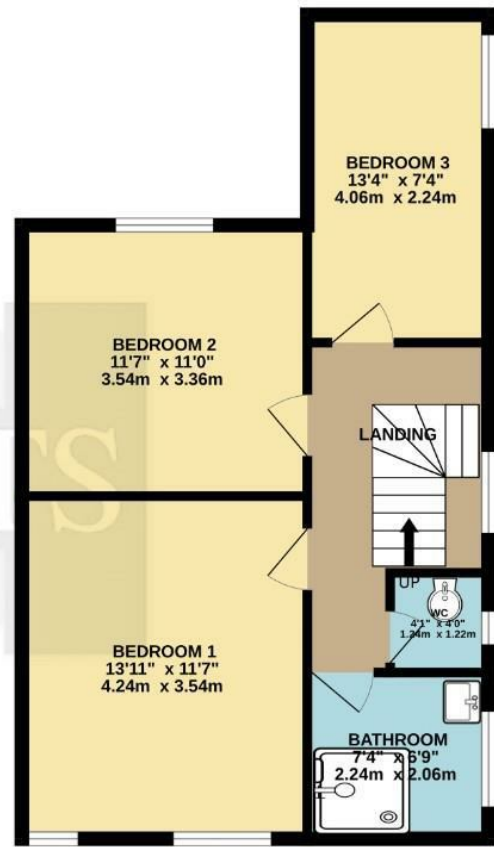




GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.