2 Rocheberie Way
Bilton
RUGBY
CV22 6EG

£725,000









- FOUR BEDROOM
- NO ONWARD CHAIN
- KITCHEN/FAMILY/DINING ROOM
- TWO ENSUITES
- OFF ROAD PARKING AND DOUBLE GARAGE
- DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- STUDY, UTILITY, & GROUND FLOOR CLOAKROOM
- SOLAR PANELS
- ENERGY EFFICIENCY RATING TBC

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OFFERED WITH NO ONWARD CHAIN

An exclusive four bedroom detached family home located on a private road in a highly sought after residential area of Rugby.

In brief, the accommodation comprises an entrance porch, hallway, lounge with inglenook fireplace, separate dining room, study, kitchen, breakfast/family room, utility room, and ground floor cloakroom. To the first floor are two bedrooms with en suite facilities, two further bedrooms, and a family bathroom.

The property further benefits from upvc double glazing, gas radiator central heating, and solar panels. Externally, there is a double garage with an electrically operated roller door, front and rear gardens (the rear garden being south facing), along with ample off road parking.

The property is situated in a highly regarded area and is within walking distance of excellent schools for all ages, including being within the catchment area for grammar schools. There is convenient access to Sainsbury's supermarket, Rugby town centre, and Rugby railway station, which provides mainline services to London Euston and Birmingham.

Commuters will appreciate the excellent transport links, with easy access to the region's central motorway networks, including the M1, M6, and M45.

Accommodation Comprises
Entry via upvc partly glazed door into:

Entrance Porch
Tiled floor. Further fully glazed door into:

Entrance Hall
Stairs rising to first floor landing. Thermostat control for central heating. Radiator. Double doors to cloaks cupboard. Service door to garage. Doors off to all rooms.

Downstairs Cloakroom
To comprise; low level w.c. and wash hand basin with vanity unit. Half height tiling. Extractor fan. Tiled floor.

Study
9'2" x 7'10" (2.80m x 2.40m)
Window to front. Range of fitted shelving. Corner desk unit. Radiator. Coving to ceiling.

Lounge
22'3" x 15'5" (6.8m x 4.7m)
Bow window to front aspect. Feature inglenook fireplace with concealed lighting, and living flame gas fire. Tiled hearth and brick surround with oak mantel over. Sliding patio doors to rear garden. Further radiator. Coving to ceiling.

Dining Room
11'9" x 9'10" (3.6m x 3.0m)
Window overlooking rear garden. Radiator. Coving to ceiling. Two openings overlooking the hallway.

Kitchen / Breakfast / Family Room
20'0" x 17'8" (6.10m x 5.40m)

Kitchen Area
Fitted with a range of base and eye level units. Roll top work surface space incorporating a bowl and a half acrylic sink unit with a mixer tap over. Tiling to splash areas. Built in microwave. Built in single oven. Gas hob. Fridge and freezer. Extractor fan. Window overlooking rear garden. Tiled floor.

Breakfast Area
Two windows to rear. Radiator. Coving to ceiling. Further base units.

Utility Room
Plumbing for washing machine. Space for a tumble dryer. Single stainless steel sink unit. Base and eye level units. Tallboy cupboard. Wall mounted Worcester Bosch combi boiler, (installed in 2021). Part glazed upvc door to side giving access to garden.

First Floor Landing
Double landing. Window to front aspect. Access to partially boarded loft space, with light and cold water tank. Wall lights. Airing cupboard housing hot water cylinder and slatted linen shelving. Doors off to:

Master Bedroom
18'0" x 16'0" (5.50m x 4.90m)
Window to front aspect. Fitted with a range of built in wardrobes with matching drawers and dresser. Radiator. Door to:

Ensuite Shower Room
With four piece bathroom suite to comprise; low level w.c. pedestal wash hand basin, bidet, and shower cubicle with mixer shower. Electric shaver point. Fully tiled walls. Radiator. Extractor fan. Frosted leaded light window to side elevation.

Bedroom Two
11'1" x 11'1" (3.40m x 3.40m)
Window to rear aspect. Built in wardrobes. Radiator. Coving to ceiling. Door to:

Ensuite Bathroom
With suite to comprise; corner bath, pedestal wash hand basin, bidet, low level w.c. and shower cubicle with mixer shower. Fully tiled walls. Extractor fan. Frosted window to rear elevation.

Bedroom Three
12'9" x 11'1" (3.90m x 3.40m)
Window to front aspect. Built in wardrobes. Coving to ceiling. Radiator.

Bedroom Four
16'4" x 11'1" (5.0m x 3.40m)
Window to rear aspect. Built in wardrobes. Radiator. Coving to ceiling.

Family Bathroom
With four piece suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin, bidet, and low level w.c. Fully tiled walls. Electric shaver point. Radiator. Coving to ceiling. Frosted window to rear elevation.

Front Garden
Mainly laid to lawn with maturing flower, shrub and evergreen borders. Block paved pathway and driveway providing off road parking for three/four vehicles. External lighting. Access to garage.

Double Garage
Up and over style electrically operated roller door with remote control. Power and light connected. Storage shelves. Cold water tap. Service door to hallway.

Rear Garden
Mainly laid to lawn with maturing evergreens, flower, shrub and tree borders. Block paved patio area. Ornamental fishpond and rockery. Cold water tap. Retractable awning. External lighting. Timber shed to the rear of the garden. Enclosed by timber panel fencing. Gated side pedestrian access.

Agents Note
Council Tax Band: G
Energy Efficiency Rating: TBC

Solar Panels: The solar panels have been generating an average of £2500 per annum.

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



































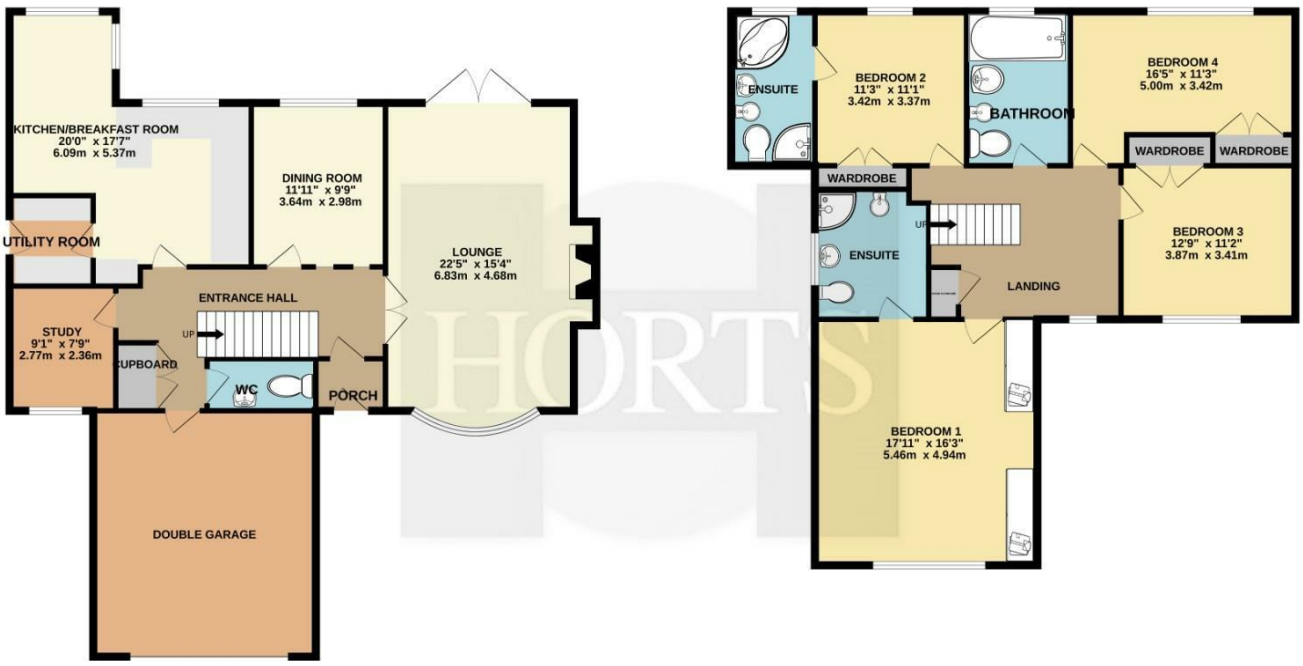






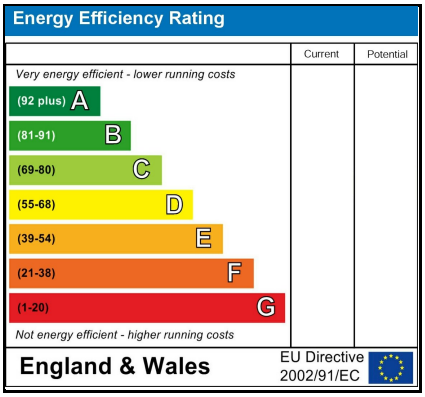
GROUND FLOOR
1278 sq.ft. (118.8 sq.m.) approx.

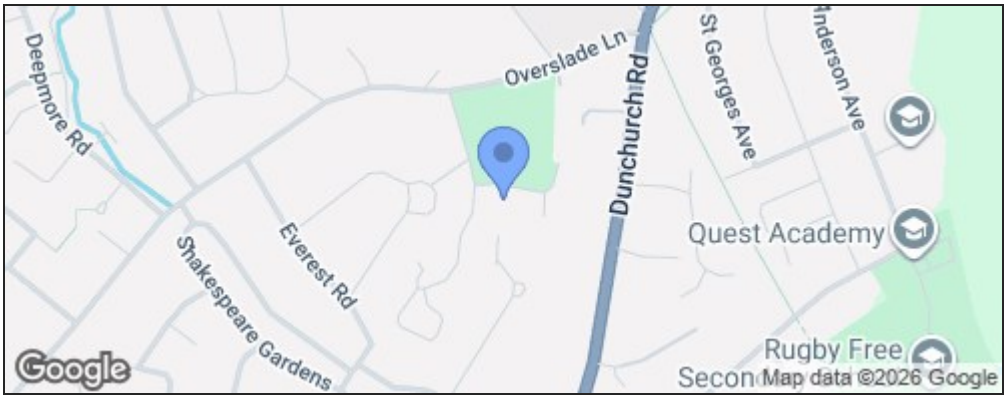
1ST FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 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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