14 Whittle Close
Bilton
RUGBY
CV22 6JR

£425,000









- THREE DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- SHOWER ROOM
- OFF ROAD PARKING
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- GARAGE
- PRIVATE REAR GARDEN
- ENERGY EFFICIENCY RATING C

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Offered with NO ONWARD CHAIN. An extremely well presented three double bedroom detached property situated in a popular residential area off Bawnmore Road. This lovely family home is offered in fantastic condition and in brief the accommodation comprises entrance hallway, lounge, dining room, refitted kitchen and wc to the ground floor. To the first floor are three bedrooms, the master with an ensuite and walk in wardrobe, and a shower room. The property further benefits from a low maintenance front garden laid to gravel and paving, along with off road parking for two vehicles leading to an attached garage with electric roller door. The west facing rear garden provides a private and sunny outdoor space.

Accommodation Comprises
Entry via opaque part glazed front entrance door with two opaque side panels into:

Entrance Hall
Stairs rising to first floor landing. Radiator. Connecting Doors to:

W.C
With low level w.c. and wash hand basin with vanity unit. Wall mounted gas central heating boiler. Additional storage. Opaque window to side aspect.

Lounge
12'10" x 20'2" (3.93 x 6.17)
Window to front aspect. Radiator. Modern fireplace. Coving to ceiling. Television point.

Dining Room
12'9" x 9'4" (3.9 x 2.86)
French doors with side panel windows to the rear aspect. Radiator. Connecting door to:

Kitchen
12'9" x 10'4" (3.9 x 3.17)
Fitted with a modern range of base and wall mounted units with work surface space incorporating a circular sink unit with mixer tap over. Built in 'Neff' double oven. Built in 'Neff' microwave oven. 'Neff' electric hob. Integrated dishwasher. Integrated washing machine. Tiled to splash areas. Radiator. Window to the rear aspect. Opaque door to the side aspect.

First Floor Landing
Loft access. Window to the side aspect. Doors to:

Bedroom One
12'11" x 15'3" (3.95 x 4.65)
Windows to front aspect. Radiator. Door to walk-in wardrobe. Door to:

En Suite
Fully tiled double shower enclosure with electric shower. Wall mounted wash hand basin and w.c with concealed cistern. Opaque window to the side aspect.

Bedroom Two
12'11" x 10'5" (3.95 x 3.2)
Window to rear aspect. Radiator. Built in triple wardrobe.

Bedroom Three
12'11" x 9'4" (3.95 x 2.87)
Window to the rear aspect. Radiator.

Shower Room
With suite to comprise; large shower enclosure with mixer shower, wash hand basin set in a vanity unit and low level w.c with concealed cistern. Storage area. Heated towel rail. Storage cupboard. Opaque window to side aspect.

Front Garden
A low maintenance garden laid with gravel slate and block paving. Block paved drive for two vehicles leading to the single garage.

Garage
With electrically operated roller shutter door. Power and light. Window to the rear aspect. pedestrian door to garden.

Rear Garden
Mainly laid to lawn. Crescent shaped block paved patio area. Mature shrub and herbaceous borders. Timber panel fencing to the boundaries. Side gated pedestrian access.

Agents Note
Council Tax Band: E
Energy Efficiency Rating: C

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.





















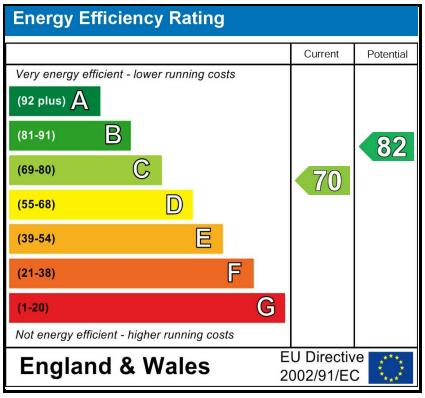














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