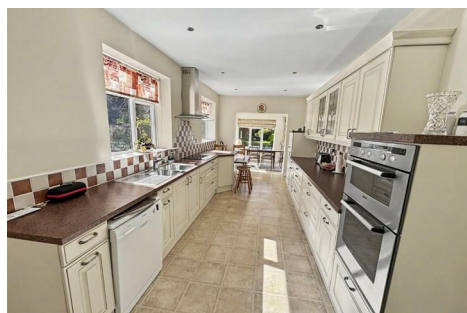


**74 Bawnmore Road  
Bilton  
RUGBY  
CV22 6JP  
£725,000**



- **FOUR BEDROOM**
- **GROUND FLOOR BEDROOM WITH ENSUITE**
- **DINING/GARDEN ROOM**
- **FIRST FLOOR ENSUITE BATHROOM**
- **BEAUTIFULLY MAINTAINED GARDENS**

- **DETACHED FAMILY HOME**
- **KITCHEN/BREAKFAST ROOM**
- **CLOAK ROOM AND UTILITY ROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set on the highly sought-after Bawnmore Road, this detached property combines generous living space with a beautifully maintained garden, creating a home that feels both welcoming and refined. The ground floor opens with a porch and reception hallway leading to a bright lounge and a well-appointed kitchen/breakfast room that flows naturally into the dining and garden room, where a ceiling lantern fills the space with natural light. A utility room adds everyday practicality, while a ground-floor bedroom with its own ensuite offers an ideal arrangement for generational living or visiting family.

Upstairs, three further bedrooms provide comfortable accommodation, with one enjoying the benefit of a dedicated dressing room and an ensuite bathroom. An ensuite bathroom completes the first-floor layout. Externally, the property includes a garage and sits within attractive gardens that enhance the sense of privacy and calm.

The location places you within easy reach of Bilton village, where a wide range of shops, cafés and everyday amenities create a strong community feel. Well-regarded schooling for all ages is close by, along with Sainsbury's superstore and the wider facilities of Rugby town centre. Transport connections are excellent, with regular bus routes, straightforward access to the region's central motorway networks including the M1, M6 and M45, and Rugby Railway Station just a short ten-minute drive away, offering mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Porch**

Two windows to front elevation. Tiled floor. Hardwood door into:

#### **Reception Hall**

Dog leg staircase rising to first floor landing. Radiator. Wall lights. Coving to ceiling. Doors off to:

#### **Cloakroom / W.C.**

With low level w.c. and pedestal wash hand basin. Tiled splashbacks. Radiator. Extractor fan. Inset spotlights. Coat hanging space. Frosted window to front elevation.

#### **Lounge**

23'11" x 15'5" (7.30m x 4.71m)

Window overlooking rear garden. Feature fireplace. Two radiators. Wall lights. Coving to ceiling.

#### **Kitchen / Breakfast Room**

21'10" x 9'2" (6.68m x 2.81m)

Fitted with a range of base and eye level units incorporating a breakfast bar. Tiling to splash areas. Twin bowl stainless steel sink unit with mixer tap over. Electric hob with extractor over. Built in double oven. Space and plumbing for a dishwasher. Radiator. Inset spotlights. Two windows to side aspect. Door to utility room.

#### **Dining / Garden Room**

21'3" x 8'10" (6.50m x 2.70m)

Windows to three sides. Twin doors opening to rear garden. Lantern ceiling light. Inset spotlights. Tiled floor. Door to lounge.

### **Utility Room**

11'5" x 10'9" (3.50m x 3.30m)

Fitted with base and eye level units. Stainless steel sink unit with mixer tap over. Tiling to splash areas. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a fridge and freezer. Radiator. Extractor fan. Window to rear aspect. Part glazed upvc door to rear garden. Access to garage.

### **Ground Floor Bedroom**

13'3" x 12'10" (4.06m x 3.92m)

Window to front aspect. Inset spotlights. Radiator. Wardrobes fitted to one wall. Door to:

### **Refitted Ensuite**

With suite to comprise; wash hand basin with vanity unit, walk in mixer shower, and w.c. with concealed cistern. Tiled floor with underfloor heating. Tiled walls. Chrome towel radiator. Inset spotlights. Frosted window to front elevation.

### **First Floor Landing**

Velux window. Coving to ceiling. Inset spotlights.

### **Master Bedroom**

18'2" x 17'8" (5.55m x 5.41m)

Two windows overlooking rear garden. Two radiators. Inset spotlights. Range of built in bedroom furniture. Doors to ensuite and dressing room.

### **Dressing Room**

Further wardrobe space. Dresser unit. Radiator. Window to front aspect. Inset spotlights.

### **Ensuite Bathroom**

11'9" x 8'2" (3.60m x 2.50m)

Sunken bath. Low level w.c. Pedestal wash hand basin. Vinyl floor covering. Inset spotlights. Electric shaver point. Radiator. Window to front elevation.

### **Bedroom Three**

14'9" x 8'6" (4.50m x 2.60m)

Window to rear elevation. Inset spotlights. Radiator.

### **Bedroom Four**

12'9" x 8'6" (3.89m x 2.60m)

Window to front aspect. Radiator. Inset spotlights.

## **Externally**

The gardens surrounding the property are beautifully maintained and offer a series of inviting spaces to enjoy throughout the seasons. A large patio wraps around two sides of the home, creating generous areas for outdoor dining, morning coffee or simply relaxing in the sun. Beyond this, a circular lawn sits at the centre of the garden, framed by an abundance of maturing shrubs and evergreens that bring colour, texture and privacy.

A charming pergola draped with climbing roses adds a romantic focal point, while a timber shed and a summer house provide practical storage and an additional retreat for work or leisure. Areas laid to pea gravel soften the landscaping and offer low-maintenance appeal.

To the front, the garden is mainly laid to gravel, giving the property a smart, tidy approach with ample off-road parking leading to the garage. Flower and shrub borders add warmth and character, complemented by the presence of an established oak tree that anchors the setting with a sense of maturity and charm.

## **Garage**

Electrically operated door. Power and lighting. Central heating boiler. Access to eaves storage.

## **Agents Note**

Council Tax Band: F

Energy Efficiency Rating: C







GROUND FLOOR  
1625 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2372 sq.ft. (220.4 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                                   | 79                      | 84        |
| (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 |           |



#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.