44 Everest Road
Bilton
RUGBY
CV22 6EX

£269,950

- THREE BEDROOM
- SEPARATE LOUNGE
- SHOWER ROOM
- ENERGY PERFORMANCE RATING: D
- KITCHEN/DINING ROOM
- LARGE CONSERVATORY
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN

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A well presented traditional three bedroom family home situated in the desirable area of Shakespeare Gardens, Bilton. The property boasts a kitchen/dining room, separate lounge, large conservatory, refitted bathroom, garage and plenty of off road parking. In addition, the property further benefits from having a delightful and very good sized rear garden, double glazing and gas fired central heating. In brief to the ground floor, the accommodation comprises; spacious entrance hall with fitted storage, lounge, kitchen/dining room and conservatory. To the first floor, there are three well proportioned bedrooms and a family bathroom. Externally, the front garden and driveway (leading to the garage) are mainly laid to brick paving and provide ample off-road parking spaces. To the rear, there is a mature garden. The property is located close to excellent schooling, local shops and a Sainsbury's superstore. The area is well served by excellent transport links, to include regular bus routes, easy access to the regions central motorway networks (M1/M6 and M45), and is just a ten minute drive from Rugby train station which operates mainline services to London Euston in just 47 minutes. Early viewing is most highly encouraged. No Onward Chain.

The Accommodation Comprises
Entry is via a part glazed front door leading into

Entrance Hall
Double Glazed windows to the front and side aspects. Range of fitted storage cupboards. Understairs open storage area. Stairs rising to the first-floor landing. Radiator. Coved ceiling.

Lounge
14'9" x 11'9" (4.50 x 3.60)
Double glazed window to the front aspect. Feature fireplace with gas fire inset. Coved ceiling. Wall lights. Radiator.

Kitchen/Dining Room
18'0" x 8'10" (5.50 x 2.70)
Double glazed window to the rear aspect. The kitchen is fitted with a comprehensive range of base and wall-mounted units with contrasting work surfaces and tiling to splash areas. Inset one and a half bowl sink and drainer with mixer tap over. Integrated fridge. Space for range style cooker with Chimney style extractor over. Space and plumbing for dishwasher and washing machine. Laminate flooring throughout. There is ample space for family dining. Sliding glazed doors lead into

Heated Conservatory
10'5" x 9'10" (3.20 x 3.00)
The conservatory is of UPVC construction with double glazed windows to the side and rear aspects. Radiator. Door leading out to the side and rear garden.

First Floor Landing
Double glazed window to the side aspect. Access to the roof void. Doors lead off into

Bedroom One
12'1" x 11'1" (3.70 x 3.40)
Double glazed window to the front aspect. Two inset wardrobes/storage cupboards. Radiator. Coved ceiling.

Bedroom Two
12'1" x 8'10" (3.70 x 2.70)
Double glazed window to the rear aspect. Inset wardrobe/storage cupboard. Radiator. Coved ceiling.

Bedroom Three
7'10" x 7'10" (2.40 x 2.40)
Double glazed window to the front aspect. Built-in cabin style bed. Storage cupboard. Radiator.

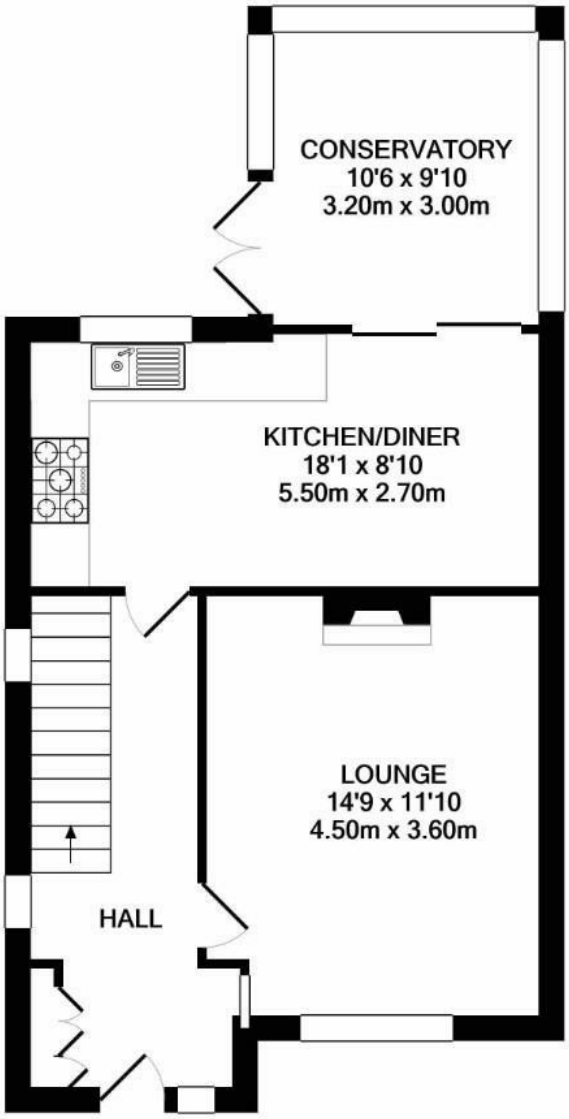
Family Shower Room
Frosted double glazed window to the side aspect. Vanity unit incorporating inset wash hand basin, low level w.c with concealed cistern and storage. Large shower enclosure with power shower. Tiled walls. Inset ceiling lights.

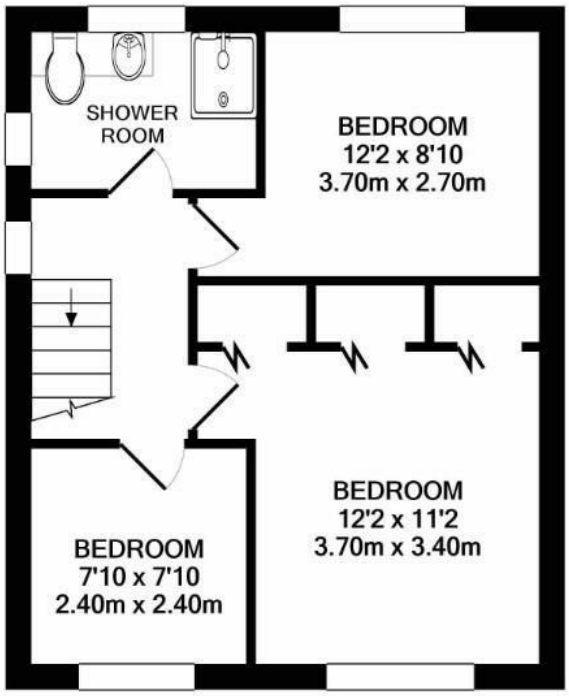
Front Garden
The front garden and driveway leading to the garage are mainly laid to brick paving and provides ample off-road parking spaces. A flower bed set to the side is planted with an array of evergreens and seasonal flowering plants.

Rear Garden
The stunning mature rear garden is mainly laid to lawn with inset flowerbeds, trees and evergreens. Delightful patio areas have been carefully placed to take advantage of the sun throughout the day. There is a garden shed and additional storage under the conservatory.

Garage
The garage has an up and over door to the front and a pedestrian door to the side. There is a window to the rear and a further window at the side. Both power and light are connected.

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





GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 SQ.M.)

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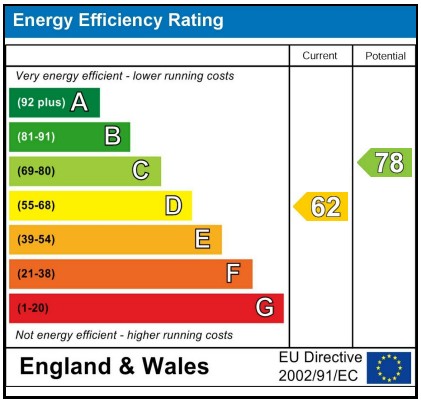

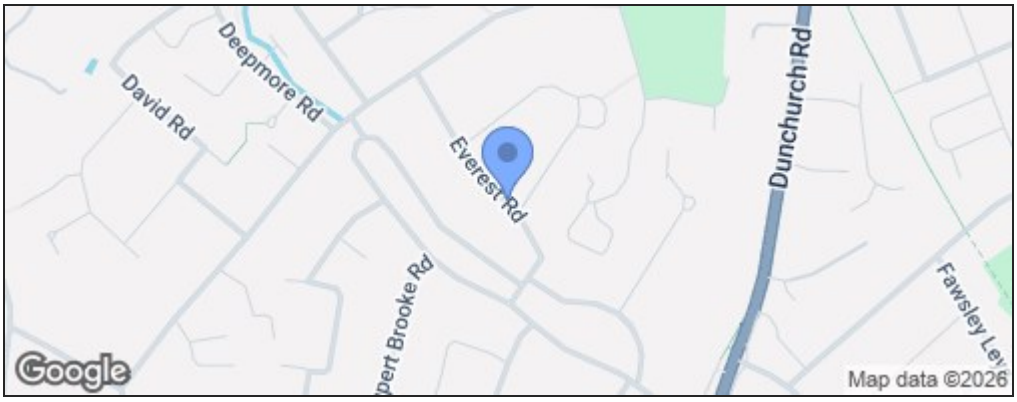

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