



## 3 Little Orchard Place Bilton, Rugby, CV22 7JW

\*\* Hidden at the end of this beautiful PRIVATE ROAD, Stands this IMMACULATE Detached family home with a SHOW STOPPING CONSERVATORY \*\*

Nestled at the end of a tranquil cul-de-sac shared by just three homes, this exceptional FOUR DOUBLE BEDROOM, bay-fronted detached residence offers LUXURIOUS LIVING in a highly desirable setting on the edge of Bilton, Rugby.

Accessed via a SWEEPING PRIVATE ROAD, the property sits proudly with a lawned front garden, private driveway, and garage, offering both charm and practicality from the moment you arrive.

Step inside to a spacious and welcoming entrance hall, setting the tone for the immaculately presented interior throughout.

Offers over £500,000

# 3 Little Orchard Place

Bilton, Rugby, CV22 7JW



- Executive Detached Family Home
- Exclusive Private Road Cul-De-Sac Location
- Four Generous Double Bedrooms
- Low Maintenance Landscaped Rear Garden
- Stunning 24ft x 10ft Conservatory
- Dining Room & Spacious Lounge
- Gorgeous Refitted Kitchen & Separate Utility Room
- Four Piece Family Bathroom & En-Suite Bathroom
- Driveway & Garage
- Beautifully Presented & Ready To Move Into

## Entrance Hall

6'3" x 17'6" (1.93 x 5.35)

## Dining Room

11'9" x 9'7" (3.60 x 2.93)

## Guest WC

7'1" x 3'4" (2.18 x 1.02)

## Lounge

15'0" x 14'10" (4.59 x 4.53)

## Kitchen

14'10" x 9'10" (4.54 x 3.02)

## Utility Room

7'1" x 5'1" (2.18 x 1.56)

## Conservatory

23'6" x 9'8" (7.17 x 2.95)

## Bedroom One

14'2" x 12'7" (4.33 x 3.85)

## En-Suite

7'1" x 5'9" (2.18 x 1.76)

## Family Bathroom

9'5" x 6'5" (2.88 x 1.96)

## Bedroom Two

12'0" x 11'10" (3.68 x 3.61)

## Bedroom Three

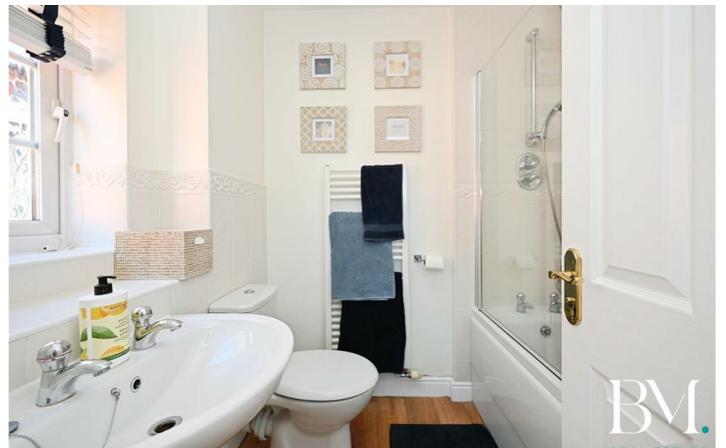
13'4" x 12'0" (4.07 x 3.67)

## Bedroom Four

14'2" x 8'8" (4.34 x 2.66)



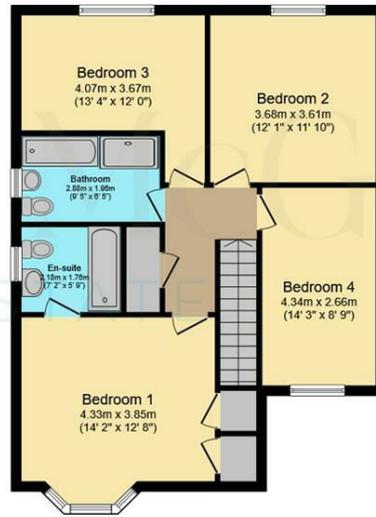
[Directions](#)



# Floor Plan



**Ground Floor**  
 Floor area 105.5 sq.m. (1,136 sq.ft.)



**First Floor**  
 Floor area 74.0 sq.m. (796 sq.ft.)

**Total floor area: 179.5 sq.m. (1,932 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	