



**Barton Road, Rugby, Warwickshire**  
**Guide Price £454,000**

**crowhurst  
gale**

# Barton Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are proud to present this beautiful, executive four bedroom detached property located in the sought after Barton Road of Bilton, Rugby. Built in 2003 by the current owners, this spacious family home is within the catchment area of many reputable schools for all ages and a lot of other recreational facilities. The accommodation has been finished to a high standard throughout and briefly comprises: porch, entrance hall, lounge, dining room, kitchen/breakfast, utility room, ground floor WC and a study to the ground floor. To the first floor there is a principal bedroom suite with en-suite shower room and dressing area, a further ensuite to bedroom four, plus two good size bedrooms and a bathroom. Further benefits include: gas underfloor heating to the Kitchen, Office, Entrance Hall, Utility and WC and radiator heating to the Dining Room And Lounge and all of the first floor, double glazing, ample parking and an enclosed rear garden. Internal inspection essential.

## Frontage

Parking for several vehicles leading to the garage. Access to the side and rear of the property.

## Porch

Door leading to:

## Entrance Hall

Stairs to first floor. Door leading to:

## Dining Room 15'3" x 12'0" (4.67 x 3.67)

Window to front elevation.

## Lounge 15'4" x 12'0" (4.68 x 3.68)

Sliding patio doors leading outside to the rear garden.

## Kitchen/Breakfast Room 10'0" max x 13'9" max (3.06 max x 4.21 max)

Fitted kitchen with integrated appliances and breakfast bar. Door to:



**Utility Room 5'10" x 8'2" (1.79 x 2.50)**

Base and wall units. Plumbing for washing machine and tumble dryer. Window to rear elevation.

**Ground Floor WC**

WC and washbasin. Window to side elevation.

**Study 11'1" x 6'2" (3.40 x 1.88)**

Window to side elevation.

**Garage 16'6" x 8'0" (5.03 x 2.46)**

Electric, remote control, roller door. Gas boiler. Radiator. Personnel door to outside.

**First Floor Landing**

Access to loft space. Doors to:

**Principal Bedroom Suite 11'1" x 12'0" (3.40 x 3.67)**

Window to front elevation. Through-fare to:

**Dressing Area 5'10" x 7'8" (1.78 x 2.35)**

Drawers and wardrobes. Decorative 'dove' window to front elevation.

**En- Suite 8'2" x 4'7" (2.50 x 1.42)**

Shower enclosure, WC and washbasin. Window to front aspect.

**Bedroom Two 15'1" max x 12'1" max (4.60 max x 3.70 max)**

Window to the rear. Built in wardrobes.

**Bedroom Three 7'8" x 14'10" (2.36 x 4.53)**

Window to rear elevation.

**Bedroom Four 11'8" x 8'4" (3.58 x 2.56)**

Window to rear elevation. Door to:

**En-Suite 6'0" x 5'2" (1.83 x 1.58)**

Window to side elevation. Shower enclosure, WC and washbasin.

**Bathroom 8'5" x 7'3" (2.58 x 2.21)**

Panelled bath, WC and washbasin. Storage units. Window to side

**Rear Garden**

Patio areas and lawn with flower and shrub borders. Summerhouse and garden shed.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tax Band**

Tax Band: F

**Local Authority**

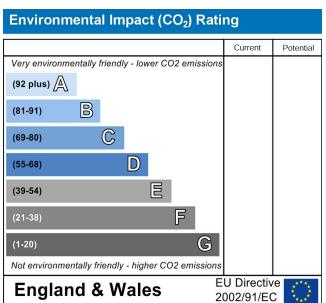
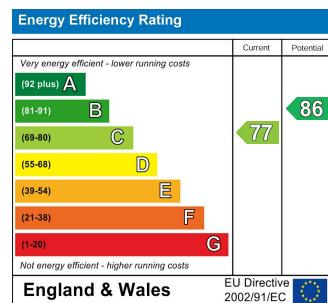
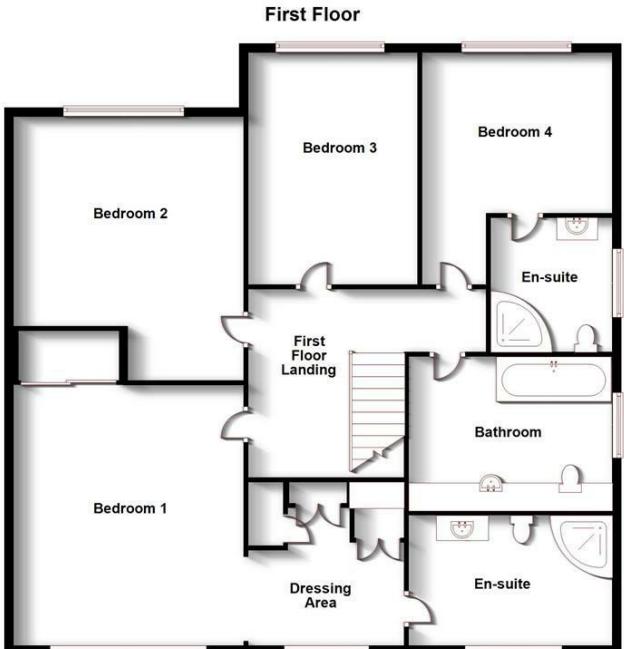
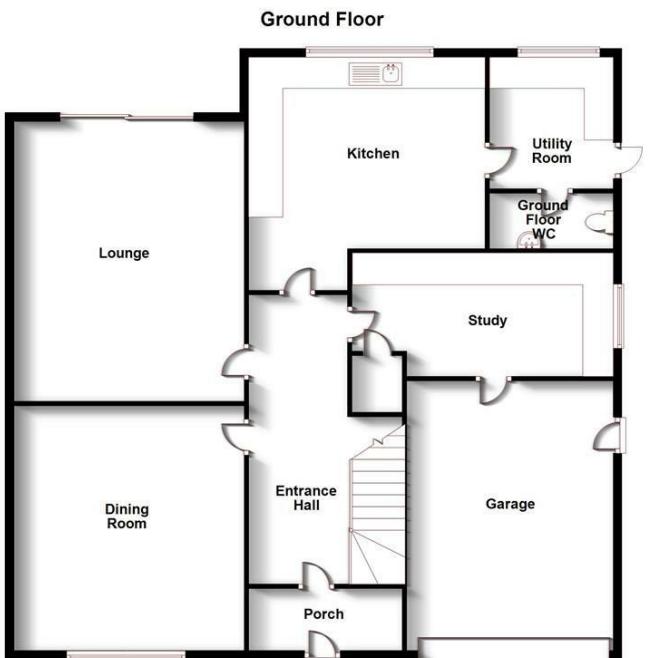
Rugby Borough Council

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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