



**Hampden Way, Rugby, Warwickshire**  
**£459,950**

**crowhurst  
gale**





# Hampden Way, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this deceptively spacious detached family home in the sought after area of Bilton located close to amenities in the vibrant village of Bilton. In brief the home comprises: entrance hall, lounge, study/ground floor bedroom, open plan kitchen/dining room, utility room and conservatory to the ground floor. Three bedrooms and a bathroom to the first floor. There is also a large attic space with power and light connected. The property further benefits from double glazing, gas central heating, landscaped rear garden and off road parking to the front. Viewing comes highly recommended to fully appreciate what this home has to offer. Call Crowhurst Gale to view on 01788 522266.

## Frontage

Blocked paved drive providing off road parking with further slate area for additional parking. Raised flower bed with brick wall. Pathway providing access to rear garden.

## Entrance Hall

Enter via Upvc obscure double glazed door. Double glazed velux window to side aspect. Door to storage cupboard. Radiator, door to:

## Lounge 19'10" x 11'6" (6.06m x 3.52m )

Two Upvc double glazed window to front aspect. Feature iron multi fuel burner. T.V aerial point. Two radiators.

## Inner Hallway

Stairs rising to first floor. Radiator. Door to:

## Study/Ground Floor Bedroom 15'5" x 6'0" (4.71m x 1.84m )

Upvc double glazed window to rear aspect. Double glazed velux window to side aspect. Radiator.

## Open Plan Kitchen/Dining Room 19'10" x 11'10" (6.06m x 3.61m )





### Kitchen Area

Upvc double glazed window to rear aspect. A range of Oak fitted eye and base level units with work top surfaces, inset one and a half bowl sink unit with drainer and mixer tap over. Under counter lighting. Tiled splash back areas. Space for cooker with extractor over. Space for fridge/freezer. Built in dishwasher.

### Dining Area

Double glazed obscure window into study/play room. Upvc double glazed french doors into conservatory. Radiator.

### Conservatory 18'3" x 11'8" (5.57m x 3.58m )

Of brick and Upvc construction. Pitched poly carbonate roof. Upvc double glazed french doors into garden. Conservatory as the facility to be split into two areas with glazed double doors.

### Utility Room/ Cloakroom 7'5" x 6'5" (2.27m x 1.96m)

Upvc double glazed window to side aspect. Roll top work surfaces with base units below. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Radiator.

Cloakroom with low flush W.C

### First Floor Landing

Upvc double glazed window to side aspect. Door to storage cupboard housing combi boiler with shelving. Stairs to attic space. Door to:

### Bedroom One 13'6" x 12'0" (4.13m x 3.66m )

Upvc double glazed window to front aspect. Door to storage cupboard. Radiator.

### Bedroom Two 12'0" x 10'11" (3.67m x 3.34m )

Upvc double glazed window to rear aspect. Radiator.

### Bedroom Three 11'9" x 8'5" (3.60m x 2.59m )

UPvc double glazed window to rear aspect. Radiator.

### Bathroom

Upvc obscure double glazed window to front aspect. Fully tiled suite comprising: panelled bath with mains fitted shower over. Low flush W.C, wash hand basin. Radiator.

### Attic Space 18'6" x 5'7" (5.66m x 1.71m )

Two velux windows to side aspect. Power and light connected. Door to further attic space.

### Rear Garden

Enclosed rear garden mainly laid to lawn with paved patio area leading to wooden decked area. Further paved patio area to side. Two garden sheds both with power connected. Path leading to frontage.

### 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 Mortgage and Financial Services Ltd can offer 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.

### Local Authority

Rugby Borough Council

### Tax Band

Tax Band: D

### Tenure

Freehold

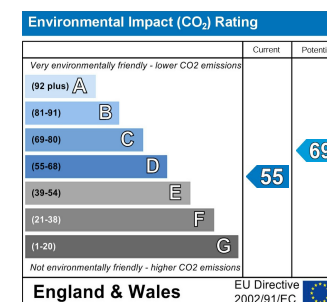
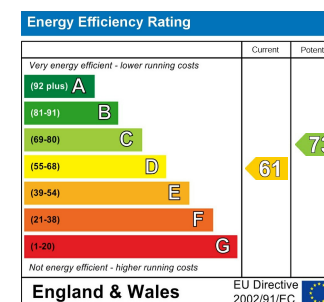
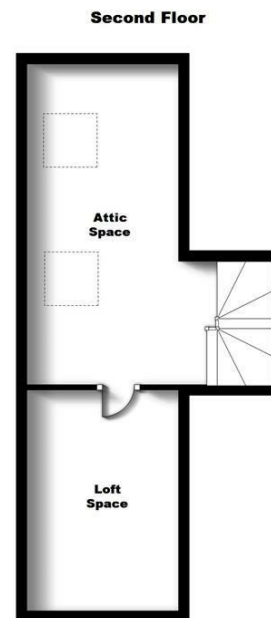
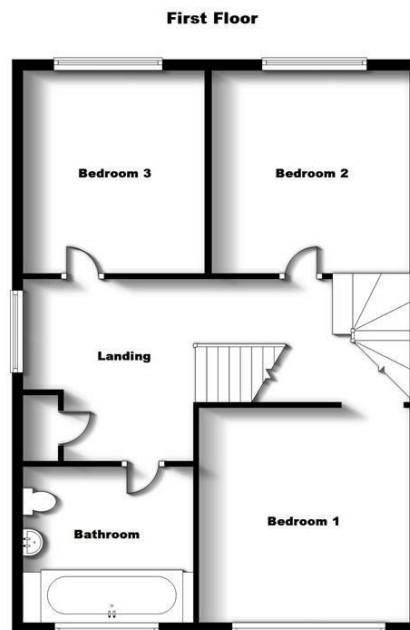
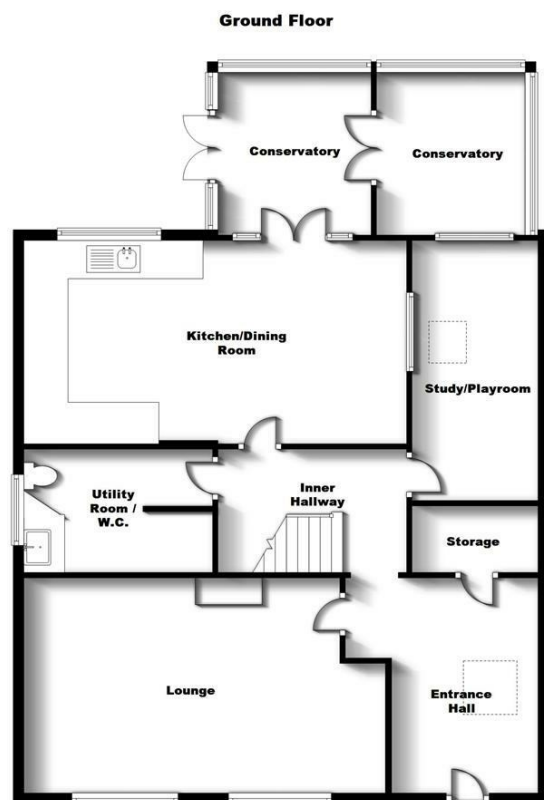
### Directions For Sat Nav

Directions For Sat Nav: CV22 7NW

### Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266





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