



Mulberry Road, Bilton, Rugby
£399,950



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Crowhurst Gale are very pleased to present this executive four bedroom detached house situated in the popular Beechcroft estate within Bilton. The property is adjacent to Cawston Parish and ideally placed for both Primary and Secondary schooling. There is convenient access to the Rugby Relief road for travel to Rugby Town and the motorway links. In brief the accommodation comprises of; entrance hall, cloakroom, lounge, sitting room, kitchen / breakfast, extended utility room, first floor landing, en-suite to master bedroom, three further well proportioned bedrooms and a family bathroom. Externally are well tended gardens to the rear with 'hot tub' and children's play house. Ample off road parking to the front leading to a detached double garage. The property further benefits from gas heating and double glazing throughout. Early internal inspection is highly recommended.

Frontage

The property is set back from the road within a crescent of four detached properties. Newly laid block paved driveway leading to a double garage.

Entrance Hall

Light and spacious hallway with composite door leading in, 'Karndean' flooring, stairs raising to first floor and doors leading to:

Lounge 12'7" x 15'8" into bay window (3.86 x 4.78 into bay window)

Double glazed window to front. Feature fireplace with gas living flame effect fire inset. Radiator. Double doors into Dining Room.

Cloakroom

Wash hand basin. WC. Radiator. Extractor fan.

Dining Room 11'6" x 10'0" (3.51 x 3.06)

Sliding double glazed doors into Conservatory. Coving to ceiling. Radiator.

Conservatory/Sun Room 12'9" x 12'11" (3.90 x 3.96)

Constructed of UPVC double glazed panels and low level brick wall, Pitched tiled roof with double glazed French doors leading out to rear garden and patio area.



Family Room 9'7" x 17'1" (2.93 x 5.22)

Coving to ceiling. Two radiators. Double glazed window to the side and a double glazed bay window to the front.

Kitchen/Breakfast 10'0" x 17'3" (3.07 x 5.26)

Granite worktop surfaces with inset sink and drainer and base unit underneath. Further base and wall units. Drawers. Built in induction hobs with extractor hood over. Electric double oven and microwave. Large fridge and further full height units. Granite breakfast bar. 'Karndean' flooring. Three double glazed windows to rear and double glazed door to rear garden. Door to:

Utility Room 8'4" x 7'1" (2.56 x 2.16)

Worktop surface with inset sink and mixer tap fitted over. Base and wall units. Floor mounted gas boiler. Integrated full height freezer. Plumbing for washing machine and tumble dryer. Double glazed window to rear.

First floor landing

Access to loft. Doors off to:

Bedroom One 12'9" x 13'5" (3.89 x 4.09)

A range of built in furniture. Storage cupboard with interlinking door into Bedroom Two. Radiator. Double glazed window to front. Door into:

En-Suite 11'9" x 8'10" (3.59 x 2.71)

Corner bath with fitted shower over. Wash hand basin. WC. Ceramic tiling. Storage cupboards. 'Karndean' flooring. Double glazed window to side.

Bedroom Two 13'5" x 12'10" (4.10 x 3.93)

A range of built in furniture. Radiator. Storage cupboard with interlinking door into Bedroom One.

Bedroom Three 9'4" x 11'10" (2.87 x 3.61)

Radiator. Double glazed window to rear.

Bedroom Four 8'8" x 7'3" (2.65 x 2.23)

A range of built in furniture. Radiator. Double glazed window to rear.

Bathroom 8'7" x 5'7" (2.63 x 1.72)

Panelled bath with electric shower fitted. Wash hand basin. WC. Radiator. 'Karndean' flooring.

Rear Garden

The rear garden is mainly laid to lawn with a pathway that leads around the perimeter of the property. Patio area with hot tub. Further patio area. Large wooden children's play house. Gate leading to the front and side of the property.

Double Garage 16'5" x 15'7" (5.01 x 4.76)

Remote controlled electric door leading in. Power and lights conected. Storage to the apex of the roof space.

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.

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

Local Authority

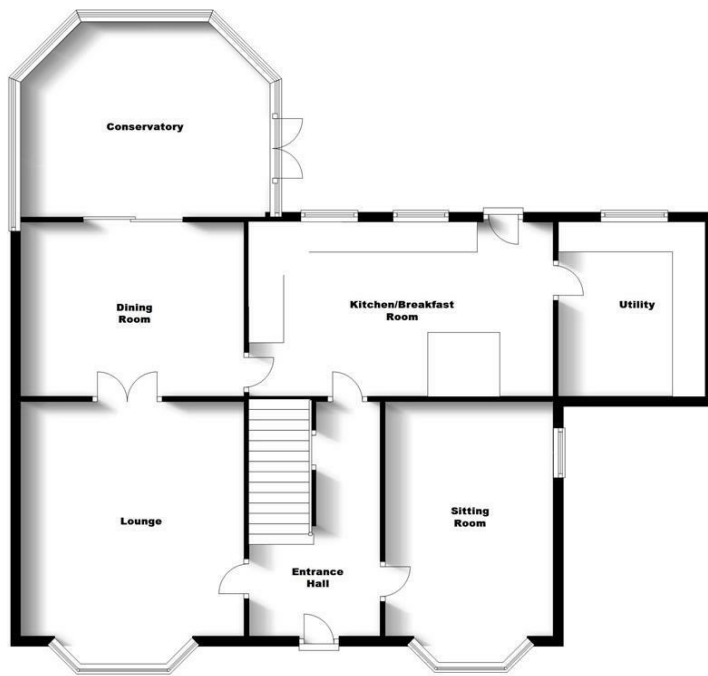
Rugby Borough Council

Tenure

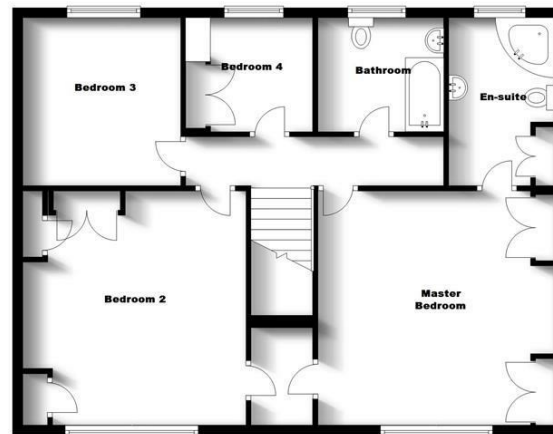
Freehold



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78

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