



Orchard Way, Bilton, Rugby
Guide price £320,000



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Crowhurst Gale Estate Agents are pleased to present this deceptively spacious extended detached home in the sought after area of Bilton, which offers flexible accommodation over two floors. In brief the property comprises: porch, entrance hall, lounge, games room, kitchen/breakfast room, dining room, family bathroom and a bedroom to the ground floor. To the first floor there are two double bedrooms and an en suite to the master bedroom. The home further benefits from gas central heating, double glazing, front and rear gardens, car port, off road parking for several vehicles. This is a property that must be viewed to fully appreciate what is on offer and comes with no chain. Call to view 01788 522266.

Frontage

Enclosed by brick wall with iron railings. Gravel area with off road parking. Double timber gates opening onto paved area providing further off road parking. Garden with lawn area and decorative stone chippings with various planting areas. Access to car port via electric door. Timber double doors into garage which is currently converted into a games room. Porch with outside courtesy lighting. Door into:

Entrance Porch

Enter via wooden door. Double glazed window to front aspect. Door to:

Games Room 19'3" x 10'0" (5.89m x 3.07m)

Wooden glazed double doors to front aspect. Radiator, power connected. Fitted cupboard with sliding doors housing the combi boiler and shelving.

Entrance Hall

Enter via wooden glazed door. Radiator. Doors to:

Lounge 27'4" x 10'11" (8.34m x 3.34m)

Double glazed french doors leading onto rear garden and windows to either side. Feature fire place with multi fuel burner. Radiator.

Bedroom 11'11" x 10'11" (3.64m x 3.33m)

Double glazed window to front aspect. Dado rail, radiator.



Family Bathroom 6'5" x 5'4" (1.97m x 1.65m)

A fully tiled suite comprising: bath with mixer tap and shower attachment over. Pedestal wash hand basin, low level W.C, fitted mirror with storage behind. Extractor fan, radiator.

Kitchen/Breakfast Room

Kitchen Area: 2.87m x 2.25m. A range of eye and base level units with wooden work top surfaces, under counter lighting, inset double ceramic Belfast sink with mixer tap over. Tiled splash back areas. Space and plumbing for washing machine. Space for tumble dryer. Space for under counter fridge & freezer. Thoroughfare into:

Breakfast Area: 4.10m x 2.96m. Double glazed window to rear aspect out onto rear garden. Further work top surfaces with tiled splash backs. Space for range cooker and extractor over. Feature island with shelving, storage cupboards and breakfast bar. Space for fridge/freezer. Multi fuel burner. Radiator. Stairs to first floor. Opening into:

Dining Room 11'2" x 9'11" (3.41m x 3.04m)

Double glazed french doors leading onto patio area. Radiator. Door to storage cupboard.

First Floor Landing

Door giving access to eaves storage. Doors to:

En Suite Shower Room 12'2" max x 7'3" max (limited head height) (3.72m max x 2.221m max (limited head height))

Double glazed velux style window to rear aspect. Fully tiled shower cubicle with mains shower fitted. Vanity unit with storage below and inset wash hand basin. Low level W.C. Spotlights. Access to eaves storage and door to storage cupboard with shelving. Door to

Master Bedroom 13'10" max x 10'0" max (limited head height) (4.23m max x 3.06m max (limited head height))

Double glazed window to rear aspect. Fitted dressing table and units. Eaves storage space with hanging rail for wardrobe. Radiator.

Bedroom Two 14'1" max x 10'10" max (limited head height) (4.31m max x 3.32m max (limited head height))

Double glazed window to rear aspect. Eaves storage space with hanging rail for wardrobe. Radiator.

Rear Garden

Enclosed rear garden with paved patio area ideal for alfresco dining. Stone area with various raised planting beds. Access to double workshop with power and light connected, window to side and rear aspect. Further access to car port. Lawn area and patio area. Access to two garden sheds and green house.

Car Port

Access via electric door. Polycarbonate roof. Power connected.

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

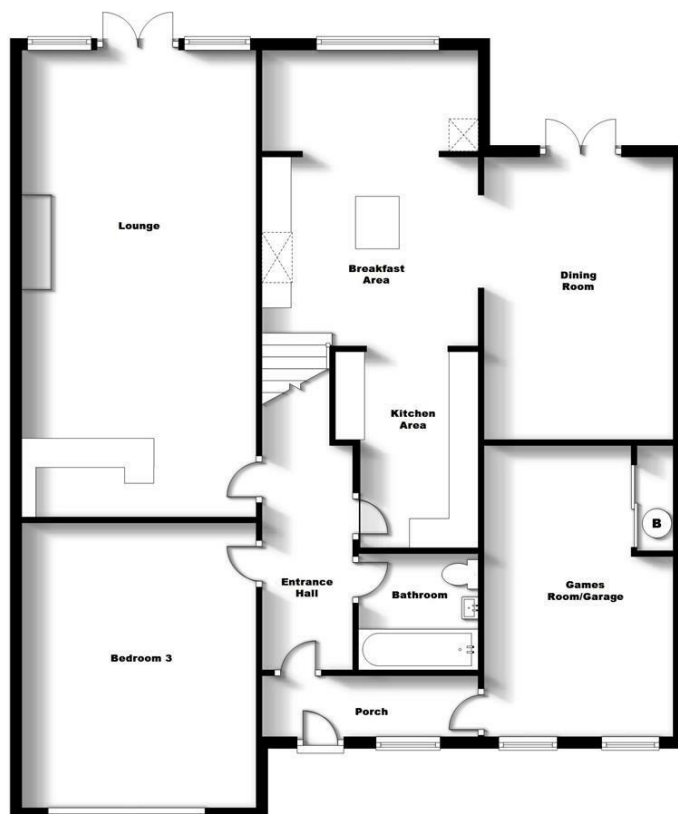
Directions For Sat Nav
Directions For Sat Nav: CV22 7PS

Viewing

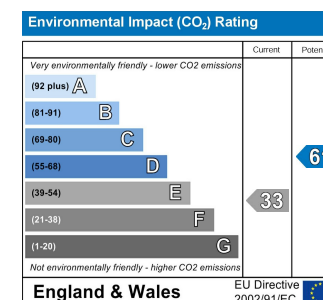
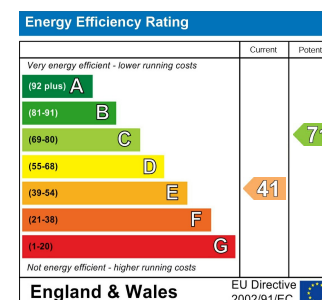
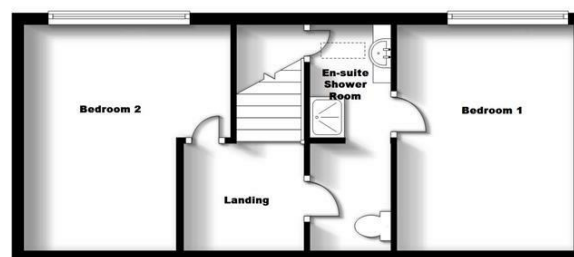
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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