



Beech Drive, Bilton, Rugby
Offers Over £300,000



Beech Drive, Bilton, Rugby

Crowhurst Gale are pleased to present this well presented four bedroom detached house situated in a cul-de-sac location. Beech Drive is well located for access to Bilton village and all it's amenities and also a short distance to Rugby town centre and Rugby train station and the motorway network. Accommodation in brief comprises: Entrance Hall, Cloakroom with WC, Lounge, Dining Room Kitchen to the ground floor, Four Double Bedrooms and a Shower room to the first floor. Other benefits include double glazing, gas fired radiator heating, single garage, off road parking and enclosed rear garden. ***NO CHAIN***

Hall

Two double glazed windows to front, under stairs storage cupboard, radiator, laminate flooring, smoke detector, stairs and doors to:

Guest WC 2.01m x 1.22m

Double glazed window to front, vanity wash hand basin with storage under and low-level WC, full height ceramic tiling to all walls, radiator and ceramic tiled flooring.

Kitchen/Breakfast room 16'9" x 10'11" (5.13 x 3.35)

Re-fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink with single drainer and mixer tap, extractor fan, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for wine cooler, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, two double glazed windows to front, double radiator, vinyl flooring and double glazed door to side.

Lounge/Dining Room 24'2" x 13'10" (7.37 x 4.24)

Double glazed window to rear, electric fireplace, storage cupboard, two double radiators, telephone point, TV point, sliding patio door to:



Conservatory 10'11" x 7'3" (3.33 x 2.21)

Half brick construction with double glazed windows and polycarbonate roof, double radiator, laminate flooring, door to garden.

Landing

With smoke detector, access to loft, boiler cupboard housing wall mounted gas combination boiler, doors to:

Bedroom One 11'8" x 11'6" (3.56 x 3.53)

Double glazed window to front, radiator and built in storage cupboard.

Bedroom Two 14'6" x 8'11" (4.42 x 2.72)

Double glazed window to front, radiator, fitted storage cupboard.

Bedroom Three 11'1" x 8'11" (3.40 x 2.74)

Double glazed window to rear, radiator.

Bathroom 9'1" x 6'0" (2.77 x 1.83)

Fitted with three piece suite comprising panelled P style bath with shower over and folding glass screen, vanity wash hand basin with storage under, WC with hidden cistern, fully ceramic tiled walls, heated towel rail, extractor fan, vinyl flooring and recessed ceiling spotlights.

Garage 15'8" x 7'6" (4.78 x 2.31)

Accessed from block paved drive which is in turn accessed via lane to the rear of the property, brick construction with Up and over vehicular access door and pedestrian door to side.

Outside

The front garden is mainly laid to lawn with mature planting and a block paved path to the front door. There is pedestrian access to the side of the property through to the rear garden. The enclosed rear garden is mainly laid to lawn with mature well stocked borders, it has a block paved patio area, a block paved drive giving access to the single garage and hard standing for a shed.

Tax Band

Tax Band: D

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.

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.

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.

**Local Authority**

Rugby Borough Council

Tenure

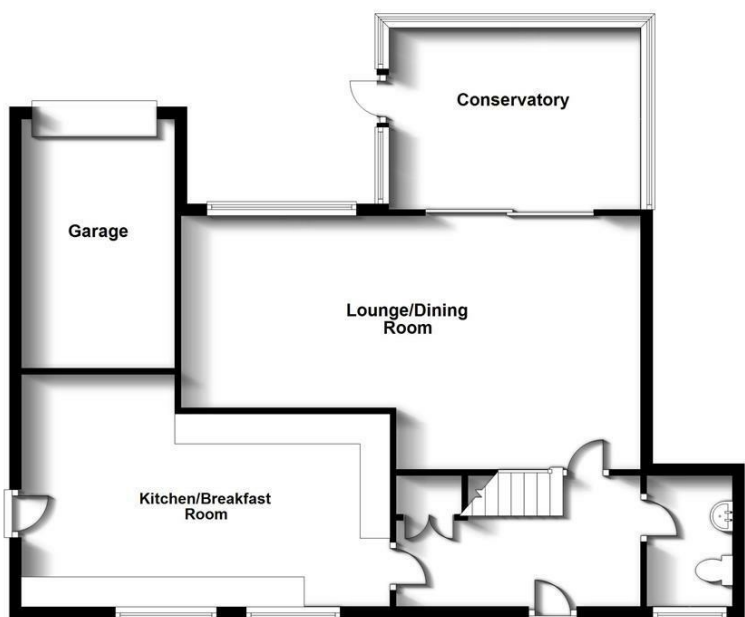
Freehold

Viewing

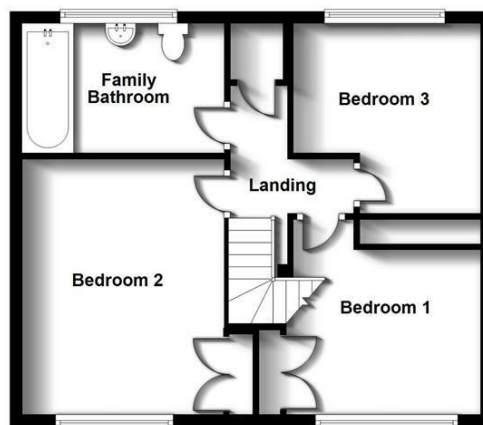
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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	

Environmental Impact (CO ₂) 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	

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