



David Road, Bilton, Warwickshire
Offers over £260,000



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Crowhurst Gale Estate Agents are pleased to present to market this modern and well presented semi detached property located in the sought after area of Bilton, Rugby. In brief the property comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and bathroom. The property further benefits from Upvc double glazing, gas central heating, underfloor heating to the hallway and kitchen. There is ample off road parking to the front with front and rear gardens.

Frontage

Ample off road parking for several vehicles. Wooden double gates opening into the rear garden. Front garden laid to lawn with boundary hedge.

Entrance Hall

Enter via Upvc obscure front door with window to the side. Stairs rising to the first floor, radiator. Tiled flooring with electric underfloor heating. Doors to:

Lounge 11'10" x 11'7" (3.62m x 3.55m)

Upvc double glazed bay window to the front aspect. Feature gas fire place with surround. Radiator. Coving to ceiling and wall lights.



Kitchen 10'3" x 7'9" (3.14m x 2.38m)

Upvc double glazed door to the rear garden. Upvc double glazed window to the rear and side aspect. A range of eye and base level units with sparkle granite work top surfaces, inset one and a half stainless steel sink with mixer tap. Tiled splash backs. Fitted induction four ring hob with extractor over and double oven below. Fitted washer/dryer. Fitted slimline dishwasher. Tiled flooring with electric underfloor heating. Kickboard LED lighting, ceiling spotlights. Thoroughfare into:

Dining Room 10'3" x 9'10" (3.14m x 3.02m)

Upvc sliding patio doors to the rear garden. Radiator.

First Floor Landing

Upvc double glazed window to the side aspect. Access to loft space with pull down ladder. Doors to:

Bedroom One 11'7" x 8'7" (3.55m x 2.62m)

Upvc double glazed window to the front aspect, radiator. Fitted wardrobes and cupboard with the gas combi boiler.

Bedroom Two 11'4" x 10'4" (3.46m x 3.16m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Three 8'7" x 6'11" (2.63m x 2.13m)

Upvc double glazed window to the front aspect, radiator. Door to cupboard.

Bathroom 6'5" x 5'4" (1.96m x 1.65m)

Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: P shaped jacuzzi bath with double shower attachment over. Vanity unit with inset wash hand basin with fountain affect tap over. Low level w.c. Radiator with heated towel rail. Tiled flooring, ceiling spotlights.

Rear Garden

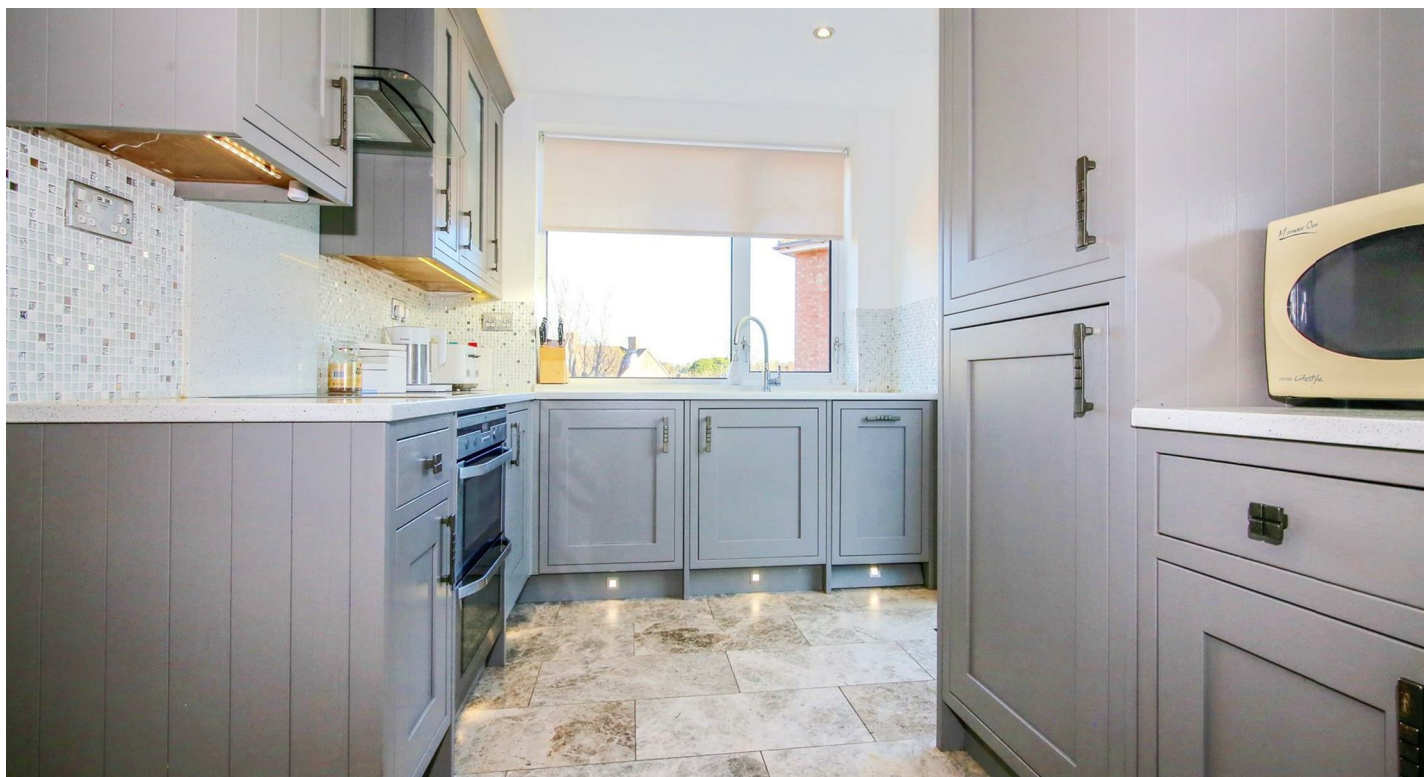
Enclosed rear garden with paved patio area. Gravel area with room for garden sheds and stores. Steps leading down to further patio area with built in BBQ. Lawned area. Outside tap. Double wooden gates opening onto driveway.

Local Authority

Rugby Borough Council

Tax Band

C



Tenure
Freehold

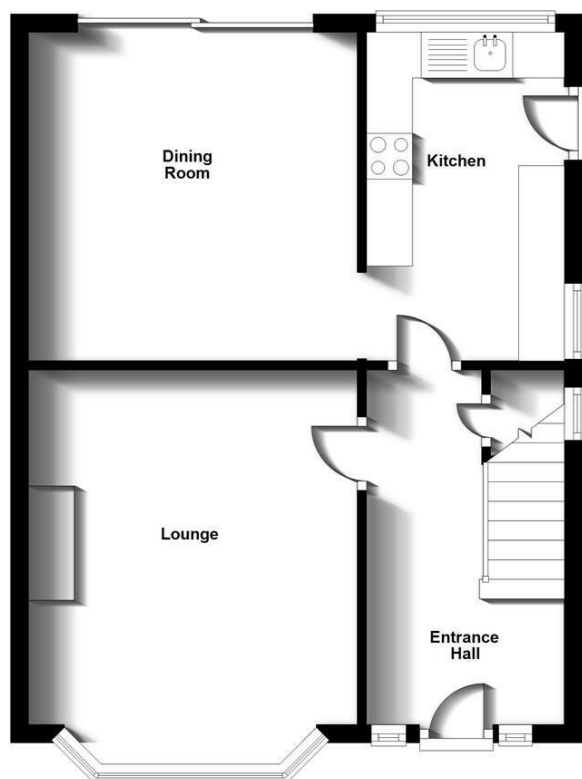
Directions For Sat Nav
CV22 7PX

Viewing

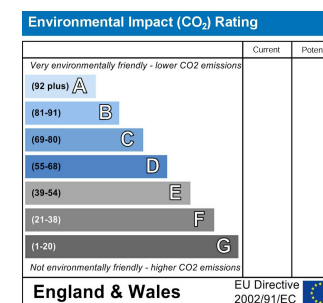
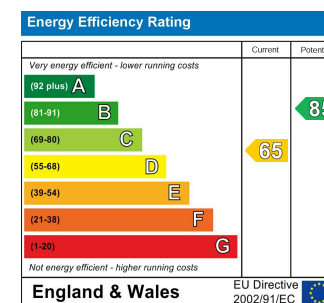
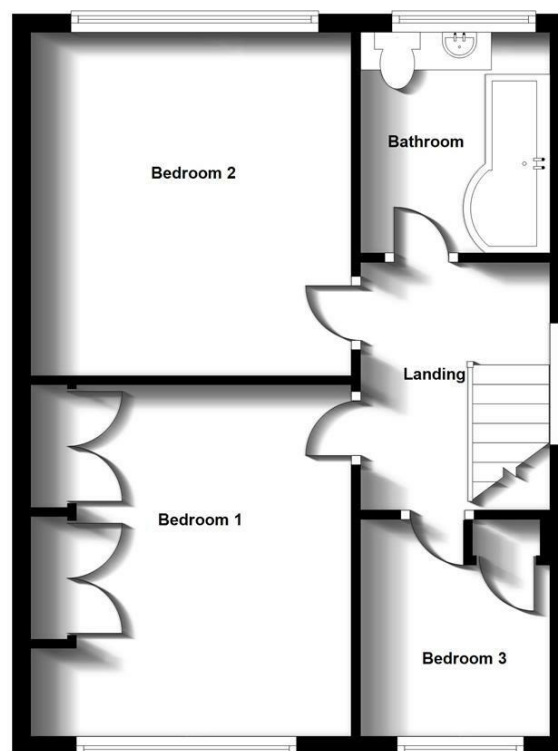
By appointment only through Crowhurst Gale Estate Agents
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Ground Floor



First Floor



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