



**Barton Road, Bilton, Rugby**  
**£325,000**





# Barton Road, Bilton, Rugby

Crowhurst Gale Estate Agents are proud to present this immaculate, four bedroom semi-detached property located in the sought after Barton Road of Bilton, Rugby. This well appointed family home is within the catchment area of many reputable schools for all ages and a lot of other recreational facilities. The accommodation has been finished to a high standard throughout and briefly comprises: entrance hall, open plan lounge./dining room/kitchen, utility room with WC, office/hobby room to the ground floor. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and family bathroom. Further benefits include: gas central heating, double glazing, ample parking, outside store room & landscaped rear garden. Internal inspection essential.

## Frontage & Parking

Mainly laid to gravel providing ample parking for several vehicles and direct access to a store room with up and over door to the front. Timber fencing down both sides and low level brick wall to the front with shrub border areas. Access to the side of the property via a lockable timber gate. Open porch with courtesy lighting.

## Entrance Hall

Enter via entrance door with obscure double glazed insert and surrounding obscure double glazed panels. With stairs rising to first floor. Built-in under-stairs storage cupboard. Radiator. High gloss ceramic tiled floor. Ceiling spotlights. Doors to Lounge Area & Kitchen/Dining Area.

## Open Plan Living/Kitchen/Dining Room

Spacious open plan living space.

## Lounge Area 13'1" into bay x 11'10" (4.00 into bay x 3.61 )

Double glazed bay window to the front aspect. Radiator. Television aerial point. Feature fireplace. Solid Oak flooring. Cable/broadband connection. Through-fare into:

## Dining Area 10'4" x 10'0" (3.16 x 3.05)

Double glazed French doors with double glazed side panels over looking the rear garden. Glazed display units. Radiator. Solid Oak flooring. Open onto:





**Kitchen Area 13'3" x 10'9" (4.04 x 3.30)**

Double glazed window to the rear aspect. Wall mounted vertical radiator. A quality range of Shaker style units surmounted by contrasting roll-edge work surfaces. Inset one and a half bowl sink and drainer with swan-neck mixer tap over. Tiled splash-back areas. Built-in double electric oven, four ring 'Induction' hob with extractor hood fitted over. Integrated dishwasher. Space for upright fridge/freezer. Recessed ceiling spotlights. High gloss ceramic tiled flooring. Door to:

**Inner Lobby**

Obscure double glazed door to the side aspect. High gloss ceramic tiled flooring. Radiator. Recessed ceiling spotlights. Door to Office/Hobby room. Door to:

**Utility Room/WC 7'10" x 6'0" (2.40 x 1.84)**

Obscure double glazed window to the rear aspect. radiator. High gloss ceramic tiled flooring. Recessed ceiling spotlights. Extractor fan. Low level close-coupled toilet. Further base unit with roll-edge work surface, inset circular stainless steel sink with flexible mixer tap and space for washing machine and tumble drier. Wall mounted 'Vaillant' combination central heating boiler.

**Office/Hobby Room (part of original garage) 9'4" x 8'11" (2.85 x 2.72)**

Obscure double glazed window to the side aspect. Television aerial point. Inset spot lighting. Wood effect laminate flooring.

**Stairs & Landing**

Access to loft space. Recessed ceiling spotlights. Doors to all further first floor accommodation.

**Master Bedroom 16'3" x 8'11" (4.96 x 2.72)**

Double glazed window to the front aspect. Radiator. Recessed ceiling spotlights. Television aerial point. Two built-in wardrobes. Door to:

**En-Suite 5'7" max x 8'11" max (1.71 max x 2.72 max)**

obscure uPVC double glazed window to the rear aspect. Contemporary wall mounted wash hand basin with mixer tap over. Low level close-coupled toilet. Walk-in shower area with full height tiling. Heated towel rail radiator. Electric shaver point. Extractor fan. Recessed ceiling spotlights. Ceramic tiled floor.

**Bedroom Two 13'8" x 10'11" (4.19 x 3.35 )**

Double glazed bay window to the front aspect. Radiator. Television aerial point.

**Bedroom Three 10'7" x 11'5" max (3.24 x 3.49 max)**

Double glazed window to the rear aspect. Radiator. Television aerial point.

**Bedroom Four 8'7" max x 6'11" max (2.64 max x 2.13 max)**

Double glazed window to the front aspect. Radiator. Built-in overstairs storage cupboard.

**Bathroom 8'2" x 5'7" (2.49 x 1.71)**

Obscure double glazed window to the rear aspect. Modern, white suite comprising: wall mounted wash hand basin with mixer tap, low level close-coupled toilet and panelled bath with side mounted mixer tap and electric shower over and shower screen. Tiled splash-back areas. Recessed ceiling spotlights. High gloss ceramic tiled flooring. Heated towel rail radiator.

**Rear Garden**

Beautifully landscaped rear gardens with a paved patio set within a gravelled area directly from the french doors. Further lawned area with shrub and flower borders. Steps up to a decked area with garden shed and Strawberry/Fruit growing patch. Access to the side of the property via a lockable timber gate.

**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

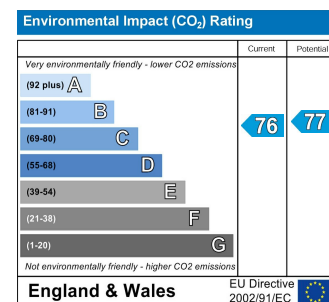
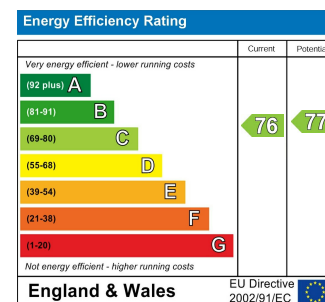
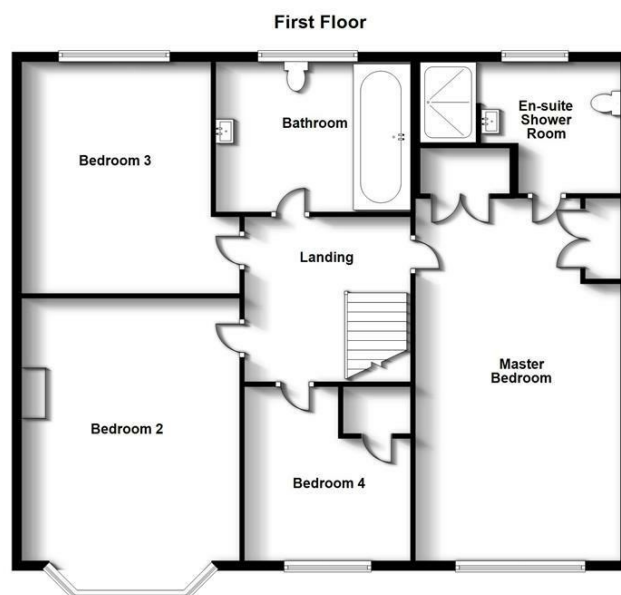
**Tax Band**

Tax Band: D

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266





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