



Alwyn Road, Bilton, Rugby
£370,000



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Crowhurst Gale Estate Agents are pleased to present this link detached family home located in the sought after of Bilton. The property has plenty of scope for further extensions. In brief the property comprises: entrance hall, lounge, dining room/study, kitchen/diner, utility room, cloakroom to the ground floor. To the first floor there are four double bedrooms and a four piece bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, two single garages and ample off road parking. This home must be viewed to fully appreciate what it has to offer, call Crowhurst Gale Estate Agents 01788 522266.

Frontage

Blocked paved driveway providing ample off road parking. Lawn area with various plants and shrubs. Pedestrian timber gate giving access to rear garden. Access to two single garages both with up and over doors. Integral garage with inspection pit.

Entrance Porch

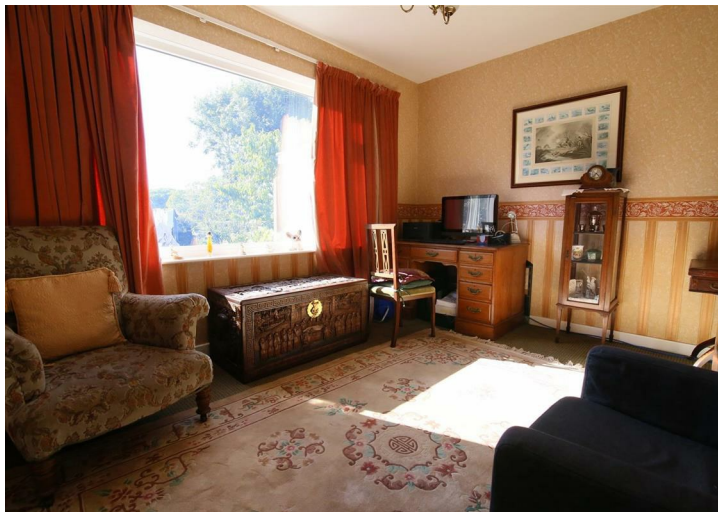
Of Upvc construction with windows to side and front aspects. Enter via glazed door.

Entrance Hall

Enter via glazed door. Parquet wooden flooring. Dog Legged stairs case rising to first floor. Door to under-stairs storage cupboard. Doors to further storage cupboards. Radiator. Door leading into lounge with feature opaque glazing to side.

Lounge 17'11" x 12'9" (5.48m x 3.90m)

Upvc double glazed window to rear aspect. Upvc double glazed french doors to rear garden. Two opaque glazed windows to side aspect. Continuation of parquet wooden flooring. Feature brick fireplace with inset multi fuel burner. T.V aerial point. Coving to ceiling, ceiling rose. Radiator.



Dining Room/Study 12'5" x 9'10" (3.81m x 3.00m)

Upvc double glazing to rear aspect. Radiator.

Kitchen/Diner 16'0" max x 13'3" (4.89m max x 4.05m)

Two Upvc double glazed windows to front aspect. A range of eye and base level units with roll top work surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring hob with extractor over. Fitted electric fan assisted double oven. Fitted fridge/freezer. Space and plumbing for dishwasher. Part tiled flooring, radiator. Inset spotlights. Door to:

Inner Lobby

Doors to:

Utility Room 13'2" x 7'3" (4.02m x 2.22m)

Glazed window to rear aspect. Upvc door into rear garden. Base level units with worktop surfaces. Space and pluming for washing machine. Space for fridge/freezer. Radiator.

Cloakroom

Upvc opaque double glazed window to front aspect. Low level W.C, wash hand basin.

First Floor Landing

Feature Upvc opaque double glazed bay window to front aspect. Doors to storage cupboard. Door to further storage cupboard. Access to loft space. Doors to:

Bedroom One 14'2" x 9'2" (4.33m x 2.80)

Upvc double window to rear aspect. Fitted wardrobes, radiator.

Bedroom Two 14'2" x 10'10" (4.34m x 3.32)

Upvc double glazed window to rear aspect. Radiator.

Bedroom Three 10'7" x 8'5" (3.25m x 2.59m)

Upvc double glazed window to rear aspect. Fitted wardrobes, radiator.

Bedroom Four 10'5" x 9'2" (3.19m x 2.81m)

Upvc double glazed window to front aspect. Fitted wardrobes, radiator.

Bathroom 9'2" x 8'4" (2.80m x 2.56m)

Upvc opaque double glazed window to front and side aspect. A fully tiled suite comprising: panelled bath, vanity unit with inset wash hand basin, low level W.C, enclosed fully tiled shower cubicle. Doors to storage cupboard. Radiator.

Rear Garden

Paved patio area. Lawn with with various shrubs and plating borders. Hedging border to rear. Space for greenhouse. Door to brick build store/workshop with windows to side aspect. Timber gate giving access to frontage and garages.

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: F

Tenure

Freehold

Directions For Sat Nav

Directions For Sat Nav: CV22 7QX

Viewing

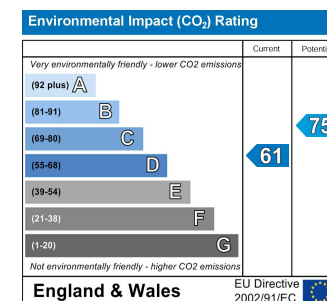
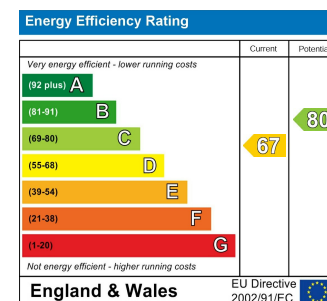
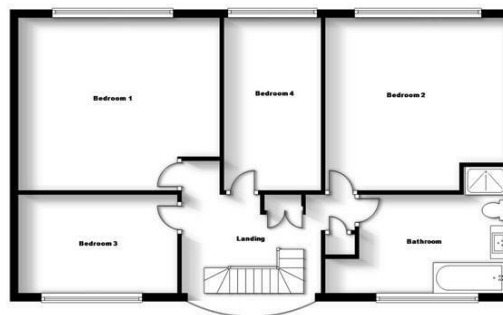
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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