Copper Beech Mews, Beech Drive, Rugby, Warwickshire
Guide Price £375,000

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Crowhurst Gale are very pleased to present this four bedroom, three storey town house that's situated near Bilton Village. Constructed to a high standard by local builders Curley Construction in 2015 this quietly positioned semi-detached home offers bright, modern and very well presented accommodation over three floors. Having been decorated throughout and improved by the current owners the property briefly comprises : Underfloor heating to the first floor, Kitchen/Dining Room, Utility Room, Lounge, Guest WC, Four good size bedrooms, Two En-suites, Family Bathroom, Parking in front of the house for three cars and a beautiful improved rear garden to include a timber decked area.

Location, Location, Location
The property is located in Bilton village in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Beech Drive is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school is around a 15 minute walk and Bilton Junior School is within a 10 minute walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 15 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

In addition the property is a 10 minute drive to the Railway Station with direct trains to London Euston in 50 minutes.

Frontage
Three parking spaces. (A fourth parking space could be made to the side of the property) Gate giving access to side and rear gardens.

Kitchen/Dining Room 14'11" x 11'0" (4.57m x 3.36m)
Enter via composite front entrance door. Comprising of a range of eye and base level units. One and a half bowl sink and drainer with mixer tap over and cupboards beneath. NEFF Integrated electric oven. NEFF Integrated induction hob with extractor over. NEFF Integrated fridge/freezer. NEFF Integrated dishwasher. Cupboard housing the gas fired combination central heating boiler. Oak flooring. Double glazed window to the front elevation.

Utility Room 6'4" x 5'1" (1.95m x 1.55m)
Comprising of base units with work surfaces. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Space for tumble dryer. Storage cupboard. Extractor fan. Tiled flooring. Under floor heating.

Inner Hallway
Stairs rising to first floor landing.

Guest WC
WC and washbasin.

Lounge 11'8" x 15'1" (3.58 x 4.60)
Oak flooring and sliding doors which flood the space with natural light. The main focal point is a contemporary Jotul cast iron woodburner, set upon a glass hearth.

First Floor Landing
Double glazed window to the side elevation. Stairs to Second floor. Connecting doors off to:

Bedroom Two 4.57m maximum x 3.38m maximum
Double glazed window to the front elevation with Juliet balcony. Radiator. Door through to:

En-Suite
Comprising of a shower cubicle with mains shower, close coupled w.c. and wash hand basin with tiled splash backs. Extractor fan. Window to side.

Bedroom Four 11'8" maximum x 7'8" maximum (3.56m maximum x 2.34m maximum)
Double glazed window to the rear elevation. Radiator. Fitted wardrobe..

Bathroom
Comprising of a three piece suite with panelled bath with shower over, close coupled w.c. and hand basin with tiled splash backs. Extractor fan. Opaque double glazed window to the rear elevation.

Second Floor Landing
Access to loft with built in steps. Doors to:

Bedroom One 15'1" x 13'4" (4.60 x 4.07)
Two double glazed windows to the rear elevation. Two radiators. Access to loft.

En-Suite to Master Bedroom
Comprising of a shower cubicle with mains shower, close coupled w.c. and wash hand basin with tiled splash backs. Heated towel rail. Extractor fan.

Bedroom Three 15'1" x 9'10" (4.60 x 3.01)
Sloped ceilings. Two double glazed windows to the front elevation. Built in storage cupboard. Two radiators.

Rear Garden
Laid to artificial lawn. Decked area. Shed with power and light. The garden is enclosed by timber fencing. Gated access to the front of the property.

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 can offer Panda Mortgage Services for 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.

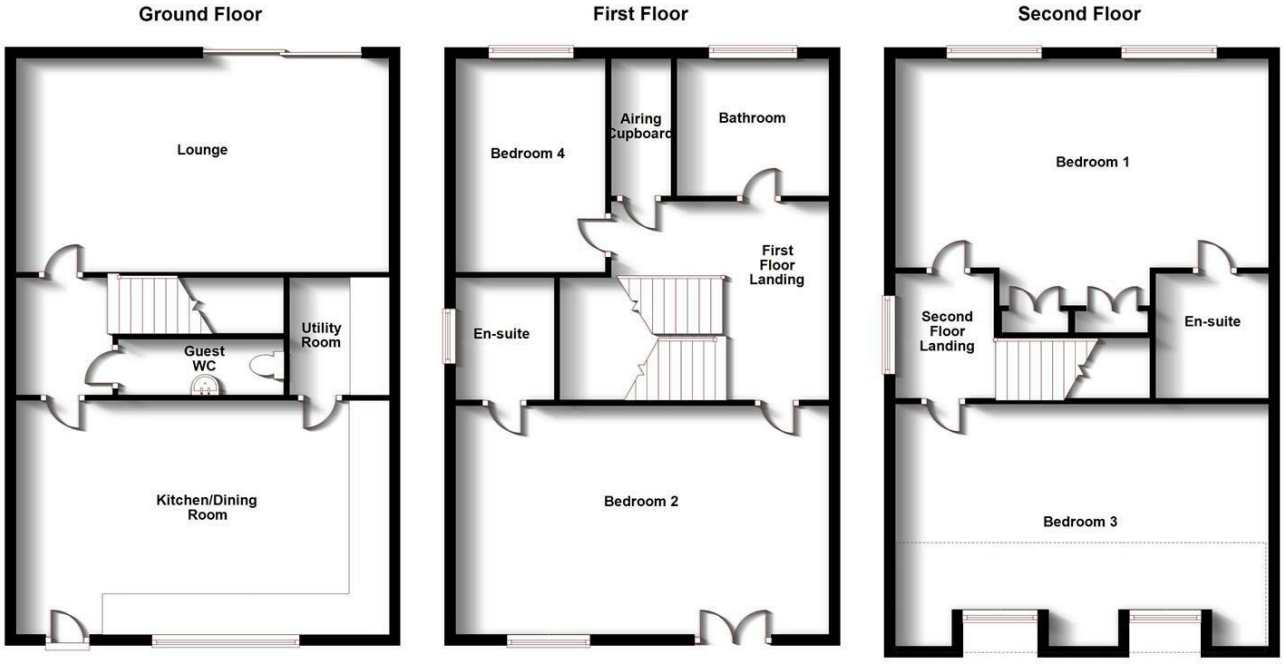
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

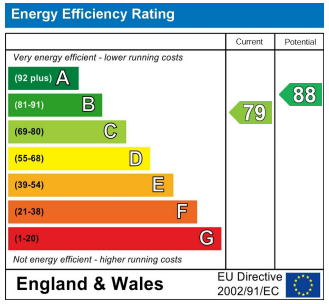
Tax Band
Tax Band: D

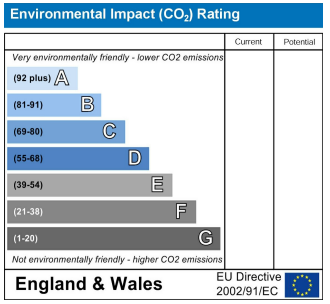
Tenure
Freehold

Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk