



**Dalkeith Avenue, Rugby,  
£455,000**

crowhurst  
gale



# Dalkeith Avenue, Rugby,

Crowhurst Gale are pleased to present this deceptively spacious detached property in Bilton Village. The property was built by the current owners to a high standard in 2015. This well designed home briefly comprises; Porch and entrance hall, lounge, kitchen/dining room and utility room, ground floor bedroom with dressing room, wet room to the ground floor and two further bedrooms, a family bathroom and an office to the second floor. This modern home also benefits underfloor heating to the ground floor and radiators to the first floor. Front and rear gardens and an integral garage. The property is also conveniently located for good schooling and local amenities. An internal viewing of this amazing property is essential.

## Frontage

Gravelled area with paved pathway. Flower and shrub beds. Enclosed with wooden fencing.

## Porch 5'10" x 6'8" (1.78 x 2.05)

Enter via opaque, leaded door into light and airy hallway. Wooden style laminate flooring. Door to:

## Entrance Hall

Stairs to first floor. Storage cupboard. Wooden style laminate flooring. Doors to:

## Lounge 11'11" x 19'7" (3.65 x 5.98)

Double glazed window to front aspect. Gas, imitation log burner.

## Kitchen/ Dining Room 20'3" x 12'0" (6.19 x 3.66)

Fitted kitchen with enamel sink and drainer, base unit underneath with further base and wall mounted units and worksurfaces. Pan drawers. Under cupboard lighting. Built in electric cooker and hob with extractor hood fitted over. Space plumbing for an American style fridge/freezer. Wooden style laminate flooring. Door to the side entrance. Space for dining table with bi-fold doors to the rear garden. Door leading into utility room:



**Utility Room 5'2" x 9'3" (1.59 x 2.83)**

Plumbing for washing machine. Double glazed opaque door to side access.

**Rear Lobby**

Double glazed door to rear garden. Doors to:

**Wet Room 6'8" x 5'10" (2.04 x 1.78)**

Ceramic tiled wet room with shower enclosure, wash basin and WC.

**Ground Floor Bedroom 18'11" x 12'11" (5.79 x 3.95)**

Double glazed window to rear. Door to another room which could be used as a Walk In Wardrobe or Nursery.

**Walk In Wardrobe or Nursery 6'1" x 10'7" (1.87 x 3.23)**

Currently used as a bedroom.

**First Floor Landing**

Two 'Velux' sky-light window. Doors to:

**Bedroom Two 18'11" x 12'11" upto wardrobes (5.79 x 3.95 upto wardrobes)**

Two windows to the rear aspect. Range of fitted wardrobe. Storage to window alcoves. Two radiators.

**Bedroom Three 22'7" x 10'10" (6.90 x 3.31)**

Window to front aspect. Two radiators. Range of wardrobes.

**Office/Bedroom 7'3" x 6'1" (2.22 x 1.87)**

Fitted currently with office furniture.

**Bathroom 8'2" x 11'5" (2.50 x 3.50)**

Panelled bath with shower over. Wash hand basin and WC set within a range of storage units. 'Velux' window. Heated towel rail.

**Office 7'3" x 6'1" (2.22 x 1.87)****Dressing room 7'0" x 5'7" (2.15 x 1.71 )**

Fitted wardrobes and wash hand basin. 'Velux' window. Radiator.

**Garage 19'8" x 10'9" (6.00 x 3.28)**

Gas boiler and underfloor heating system. Cold water tap.

**Rear Garden**

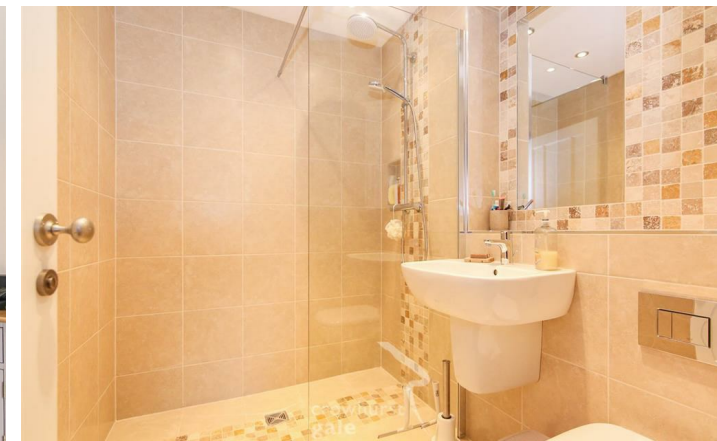
Mainly laid to lawn with paved patio areas, veg plot and raised flower beds. Access to side and front. Covered patio area with electric patio heater. The patio has the provision for a hot tub with electrics already wired in. Security lighting to rear and side of the property. Children's playhouse. Outside tap.

**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**

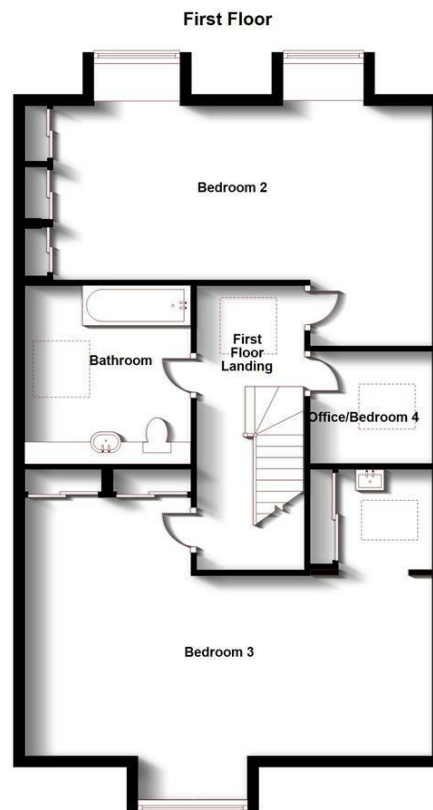
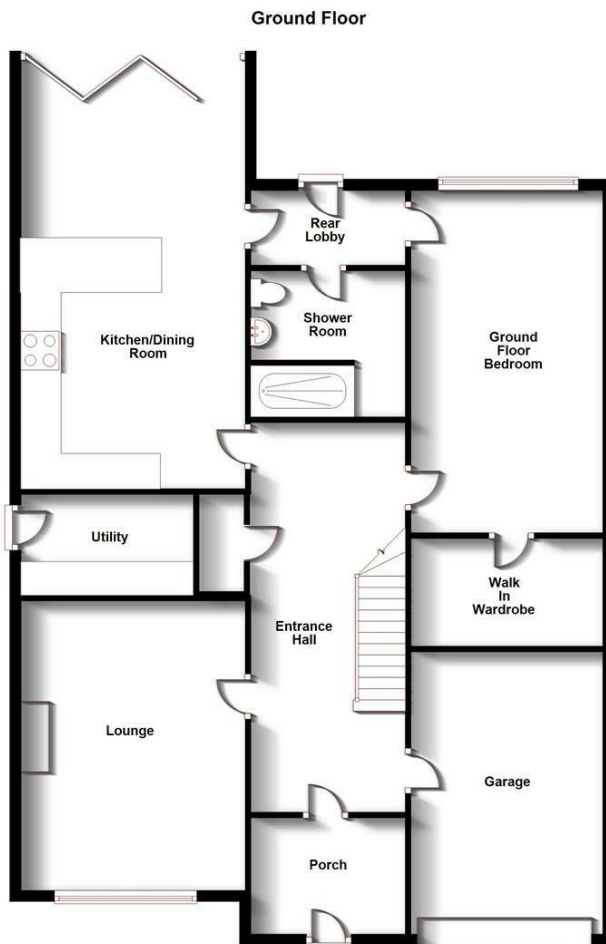
Freehold

**Tax Band**

Tax Band: F

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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