Barton Road, Rugby, Warwickshire
Offers Over £450,000

crowhurst gale

Barton Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to present to market this greatly extended detached house located in the sought after area of Bilton, Rugby. The property is located in the very popular Barton Road which is ideally situated for excellent schooling for all ages, local amenities and Rugby Train Station in Rugby town centre. The property briefly comprises: Porch, Entrance Hall, Open Plan Lounge/Dining Room/Kitchen, Utility Room, Ground Floor WC to the ground floor and Four well proportioned bedrooms, Family Bathroom and Ensuite to the first floor. Outside there is a beautiful rear garden, a garage and parking for several vehicles.

Frontage
Driveway and parking area for several vehicles leading to the side of the property and garage.

Entrance Porch
Small porch area.

Entrance Hall
Ceramic tiled flooring. Radiator. Under stairs storage. Stairs to first floor and doors leading to ground floor accommodation.

Guest WC
WC and wash hand basin. Opaque double glazed window to side aspect.

Open Plan-Lounge/Dining Room/Kitchen

Lounge Area 14'10" x 10'11" (4.53 x 3.35)
Double glazed window to front aspect. Log burner. Through-fare in to:

Dining Area 10'11" x 10'0" (3.35 x 3.06)
Double glazed French doors to rear garden and patio area. Laminate flooring.

Kitchen 15'3" x 9'11" (4.65 x 3.04)
Two double glazed windows to rear aspect. Stainless sink with base unit underneath, further base and wall units. Worktop surfaces. Built in induction hob with extractor hood and electric oven and microware. Integrated dishwasher. Door to:

Utility Room 11'9" x 5'7" (3.60 x 1.71)
Plumbing and space for a washing machine and tumble dryer. Storage cupboard. Door leading outside.

First Floor Landing
Access to loft space. (boarded with loft ladder) Doors to:

Bedroom One 15'1" x 11'0" (4.60 x 3.37)
Double glazed window to front and rear aspects. Radiator. Door to:

En-suite Shower
Double glazed windows to front. Shower enclosure. WC and wash hand basin.

Bedroom Two 10'5" x 10'6" (3.18 x 3.21)
Double glazed window to front aspect. Radiator.

Bedroom Three 8'9" x 11'1" (2.67 x 3.40)
Double glazed window to rear. Radiator

Bedroom Four 8'6" x 10'0" (2.61 x 3.05)
Double glazed window to rear. Radiator.

Bathroom 7'10" x 5'8" (2.40 x 1.75)
Panelled bath with central mixer taps with maims shower fitted over. WC and wash hand basin. Opaque double glazed window to side.

Rear Garden
Recently landscaped patio area. Porcelain tiles and 'Pergolux' pergola with LED lighting and remote controls. Lawned area with chicken coop.

Garage 21'10" x 10'6" (6.67 x 3.21)
Power and light connected. Inspection pit. up and over door.

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.

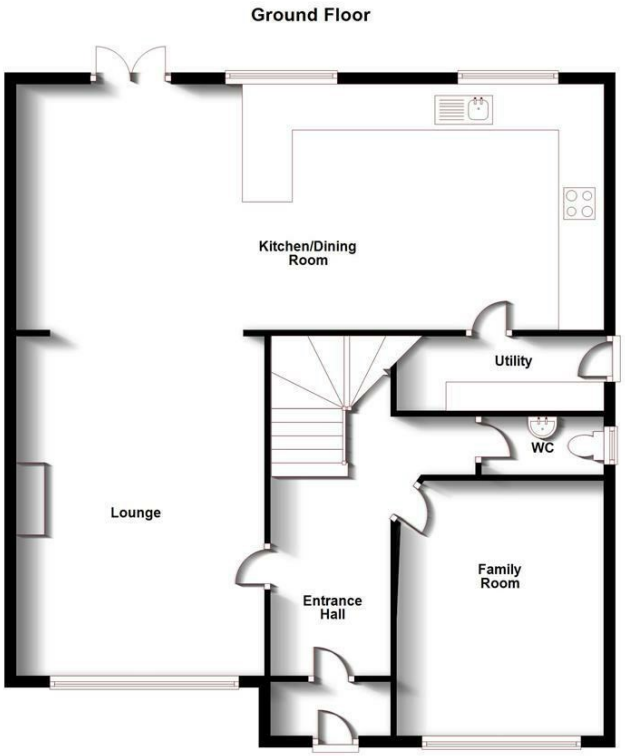
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

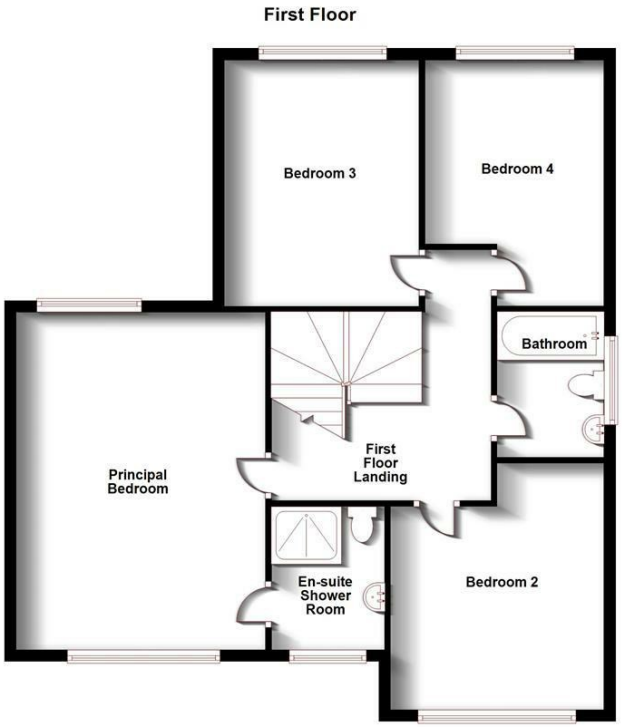
Tax Band
Tax Band: D

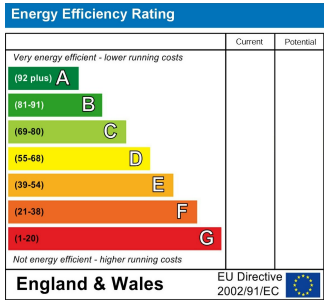
Tenure
Freehold

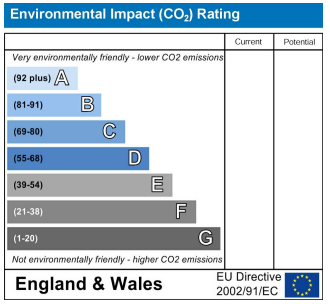
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266









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