Carlton Road, Bilton, Rugby
£375,000

crowhurst gale

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Crowhurst gale are pleased to present this beautifully presented three bedroom detached, chalet style property. This good size family home has a large garden and is situated in an excellent position in a quiet cul de sac which is convenient for local shops, schooling for all ages and bus service to Rugby town centre. The property benefits from gas central heating to radiators and double glazed windows with accommodation briefly comprising: entrance hall, cloakroom, large lounge, dining room, conservatory, kitchen to the ground floor with landing, three bedrooms and bathroom to the first floor. Outside front garden is laid mainly to lawn with driveway giving direct access to a single garage and large private rear garden.

Front Garden
Mainly laid to lawn with borders. Driveway giving direct access to single GARAGE.

Entrance Hall
Double glazed front door. Stairs to first floor. Doors to:

Cloakroom
Closed cistern WC. Wash hand basin set within a vanity unit. Double glazed window. Radiator.

Lounge 20'5" x 11'5" (6.24 x 3.50)
Coal effect gas fire in feature stone fire place. Three double glazed windows. Two radiator.

Dining Room 9'3" x 8'9" (2.84 x 2.68)
Under stairs cupboard. Double radiator. Door to:

Conservatory 9'1" x 7'11" (2.78 x 2.43)
Double glazed panels. Gas underfloor heating. Window seats with storage underneath. Tiled flooring. Door to rear garden.

Kitchen 11'3" x 9'10" (3.43 x 3.00)
Stainless steel sink and drainer. Range of base units, wall cupboards, Quartz work surfaces. Five ring gas hob with NEFF electric oven and extractor hood. Built in dishwasher. Double glazed window to rear.

Utility Room 8'10" x 4'3" (2.70 x 1.30)
Work top surfaces with space below for washing machine, tumble dryer and extra freezer. Integral fridge/freezer.

FIRST FLOOR

Landing
Airing cupboard with gas boiler. Doors To:

Bedroom One 11'10" x 12'7" (3.63 x 3.84)
Built in wardrobes to two sides of the room providing hanging space and storage. Double glazed window. Radiator.

Bedroom Two 12'4" x 10'0" (3.76 x 3.07)
Double glazed windows to front and rear. Radiator.

Bedroom Three 10'7" x 6'5" (3.23 x 1.98)
Double glazed window. Radiator.

Bathroom 10'0" x 8'11" (3.05 x 2.74)
Panelled bath. Pedestal wash hand basin. Low flush WC. Double glazed window. Radiator. Eves storage space.

Single Garage
Up and over garage door. Power and light connected.

Rear Garden
The current owners are keen gardeners and they have designed a garden that will stay appealing all year round. Well stocked with various trees, shrubs ,hardy perennials and an array colourful flower beds in the summer months.

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.

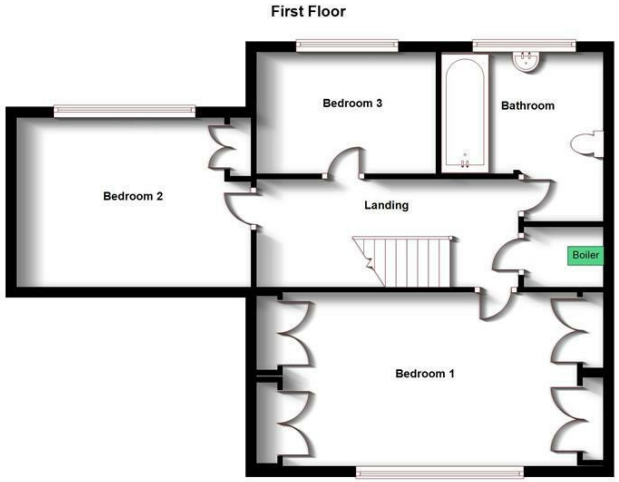
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

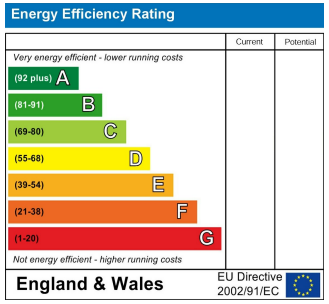
Tax Band
Tax Band:

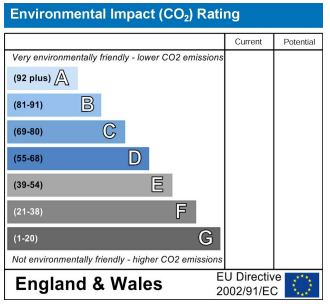
Local Authority
Rugby Borough Council

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







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