Barton Road, Rugby, Warwickshire
Guide Price £574,950

crowhurst gale

Barton Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are proud to present this beautiful, executive four bedroom detached property located in the sought after Barton Road of Bilton, Rugby. Built in 2017 by reputable local builders 'Ashlawn Builders' this very well appointed family home is within the catchment area of many reputable schools for all ages and a lot of other recreational facilities. The accommodation has been finished to a high standard throughout and briefly comprises: porch, entrance hall, lounge, sitting room, open plan living/kitchen/dining room, utility room, ground floor shower room with WC which is 'Jack n Jill' with a large ground floor bedroom. To the first floor there is a principal bedroom suite with en-suite shower room and dressing room. A further two bedrooms and family bathroom. Further benefits include: gas underfloor heating to the ground floor and radiator heating to the first floor, double glazing, ample parking and rear garden. Internal inspection essential. NO CHAIN

Frontage
Block paved parking area. Boundary wall. Access to side and rear.

Porch
Wooden style 'Karndean' flooring. Glazed door to:

Entrance Hall
Wooden style 'Karndean' flooring. Airing cupboard with hot water cylinder. Further storage cupboard. Stairs to first floor. Doors to:

Lounge 15'8" x 12'11" (4.78 x 3.95)
Window to the front.

Sitting Room 10'11" x 16'3" (3.33 x 4.96)
Window to front.

Ground Floor Shower Room
Opaque window to side aspect. Shower enclosure, WC and wash basin. Tiled walls and flooring.

Ground Floor Bedroom 18'1" x 10'11" (5.52 x 3.34)
Window to rear aspect. Door into Ground Floor Shower Room.

Living/Kitchen/Dining Room 19'11" x 16'4" (6.08 x 5.00)
Open plan one and a half bowl sink and drainer with base and wall units and drawers. Work top surfaces. Built in dishwasher and full size fridge. Two Integral 'Neff' ovens with hide and slide doors. Wine fridge. Induction hob with extractor. Window and bi-fold doors to rear. Door into:

Utility Room 12'11" x 5'1" (3.96 x 1.55)
A range of kitchen units. Cupboard housing gas boiler servicing hot water, underfloor and radiator heating. Door to outside. Full size integral freezer. Built in washing machine and tumble dryer.

First Floor Landing
Skylight window with remote control open/close operation. Doors leading to:

Principal Bedroom Suite 18'3" x 12'10" (5.58 x 3.92)
Window to the front aspect. Radiator. 'Velux' window. Radiator. Wooden style flooring. Store cupboard with 'Velux' window.

Dressing Room 13'1" x 6'0" (3.99 x 1.85)
Pocket door leading in. Continuation of wooden style flooring. Radiator. 'Velux' Window. Various storage facilities.

En-Suite Shower Room
Shower enclosure, WC and wash basin. Heated towel rail. 'Velux' window. Storage to eves. Underfloor heating.

Bedroom Two 13'2" x 12'10" (4.03 x 3.93)
Wooden style flooring. Walk-in wardrobe. Window to the rear aspect. Radiator. 'Velux' window.

Bedroom Three 13'2" x 12'9" (4.03 x 3.91)
Wooden style flooring. Window to the rear aspect. Radiator. 'Velux' window.

Bathroom 10'5" x 8'4" (3.20 x 2.55)
Panelled bath with mixer taps with shower fitted over. WC and wash basin. Heated towel rail. Underfloor heating.

Rear Garden
Paved patio area with steps leading up to a lawned area with a further block paved patio area for outside entertaining and dining.

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.

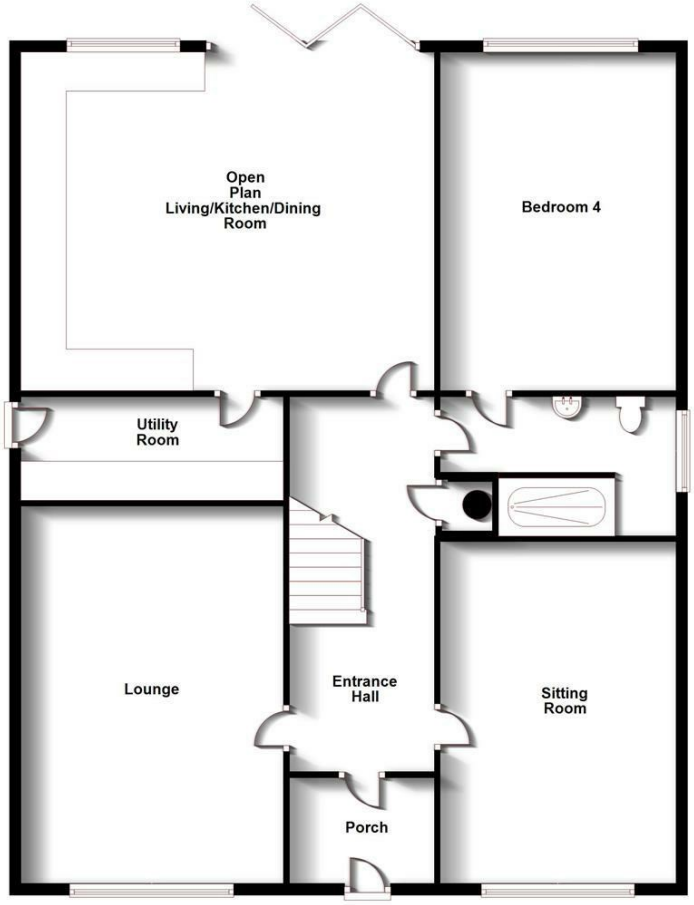
Local Authority
Rugby Borough Council

Tax Band
Tax Band:F

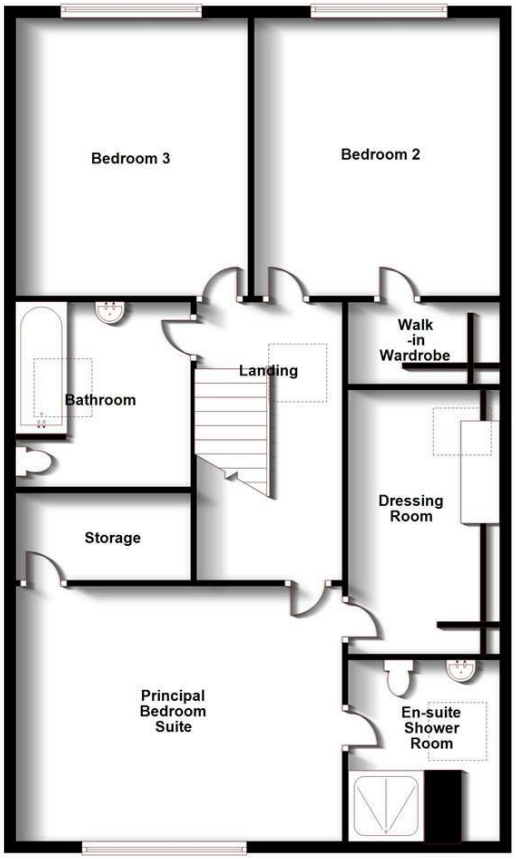
Tenure
Freehold

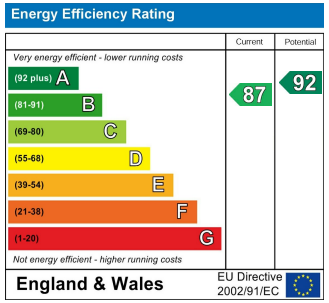
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

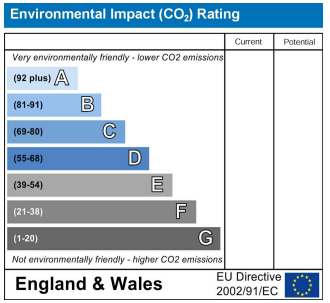
Ground Floor



First Floor







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

crowhurst gale