



Beechmast Close, Bilton, Rugby
Offers over £340,000



Beechmast Close, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this immaculate detached home constructed by Court Construction in 2015 situated in the popular location of Bilton, Rugby. Ideally situated for schooling, Bilton Village has a wide range of amenities and all major road networks. In brief the property comprises: entrance Hall, kitchen, lounge/diner, conservatory and cloakroom to the ground floor. To the first floor there are four well proportioned bedrooms, two of the bedrooms have en suite facilities, there is also a main bathroom. Further benefits include: Upvc double glazing, gas central heating, rear garden, garage and off road parking. This property further benefits from five years NHBC guarantee remaining.

Frontage

Front garden laid to lawn with paved path leading to entrance door. Block paved drive providing off road parking. Electric roller door to garage front. Access to the rear garden via side timber gate.

Entrance Hall

Enter via part glazed double glazed door. Stairs rising to the first floor. Radiator. Doors to:

W.C

Upvc double glazed obscure window to the side aspect. Low level w.c, wash hand basin, extractor fan. Radiator, tiled flooring.

Kitchen 11'1" x 10'5" (3.40m x 3.20m)

Upvc double glazed window to the front aspect. A range of eye and base level units with wood effect work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted halogen hob with extractor over. Fitted microwave and electric oven below. A further range of appliances fitted to include: fridge/freezer, dishwasher and washer/dryer machine. Wall mounted combi boiler, radiator, ceiling spotlights and tiled flooring. Double doors opening into:



Lounge/Diner 19'5" x 14'2" (5.92m x 4.32)
Upvc double glazed window to the rear aspect. Upvc double glazed french doors into the conservatory. TV aerial point. Door to storage cupboard, radiator, coving to ceiling.

Conservatory 10'11" x 10'7" (3.35m x 3.23m)
Brick and Upvc construction. Upvc double glazed french doors opening onto the rear garden. Electric points.

First Floor Landing
Door to cupboard. Doors to:

Bedroom One 14'4" x 8'2" (4.37m x 2.49m)
Upvc double glazed window to the rear aspect. Radiator. Door to:

En Suite Shower 8'2" x 3'4" (2.49m x 1.02)
Upvc double glazed obscure window to the rear aspect. Shower cubicle, low level w.c, wash hand basin. Heated towel rail, extractor fan and tiled flooring.

Bedroom Two 12'1" x 9'10" (3.69m x 3.02m)
Upvc double glazed window to the front aspect, radiator. Door to:

En Suite Shower 8'7" x 4'7" (2.64m x 1.42m)
Upvc double glazed obscure window to the side aspect. Shower cubicle, low level w.c, wash hand basin, heated towel rail, extractor fan.

Bedroom Three 12'2" x 9'3" (3.71 x 2.82m)
Upvc double glazed window to the rear aspect. Built in wardrobe, radiator.

Bedroom Four 9'1" x 8'7" (2.79m x 2.64m)
Upvc double glazed window to the front aspect, radiator.

Bathroom 6'9"x 5'6" (2.06mx 1.70m)
Upvc double glazed obscure window to the rear garden. A fully tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin, heated towel rail, extractor fan and tiled flooring.

Rear Garden
Enclosed rear garden mainly laid to lawn with paved patio area. Well stocked planted borders. Access into the garage via glazed door. Access to frontage via side timber gate. Outside lighting.

Garage 18'2" x 8'4" (5.56m x 2.55m)
Electric roller door to the front with remote control. Power and light connected.

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: D

Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV22 7UJ

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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