



crowhurst  
gale  
FOR SALE  
01788 522266

**Dalkeith Avenue, Bilton, Rugby**  
**Guide Price £715,000**



# Dalkeith Avenue, Bilton, Rugby

Crowhurst Gale are very pleased to present this charming and characterful detached property located in the well regarded, Dalkeith Avenue in Bilton Village. Built in 1913, the property has been lovingly restored by the current owners and the spacious accommodation briefly comprises; entrance porch, entrance vestibule, cloakroom, dining room, lounge, kitchen/breakfast, utility room, pantry and study to the ground floor. The original, Edwardian staircase takes you up to the first floor where you will discover four well proportioned bedrooms and a family bathroom. The principle bedroom has en-suite and walk-in closet facilities and the guest bedroom also has built in wardrobes and an en-suite shower. The property is situated on a good size plot and has beautiful, well stocked gardens, a double garage and a driveway. An internal viewing of this stunning property is highly recommended.

## Porch

Front door with two stained glass windows to either sides. Tiled flooring. Double radiator.

## Entrance Vestibule

Cast iron fireplace. Edwardian. Wooden flooring. Picture rail. Double glazed window to front aspect.

## Cloakroom

Wash handbasin and toilet. Heated towel rail.

## Lounge 23'3" x 12'11" (7.11 x 3.94)

Open fire with wooden surround and tiled hearth. Coving to ceiling. Double glazed sliding patio doors leading to the gardens. Two double glazed windows to rear and side aspects.

## Dining Room 15'3" x 12'7" (4.65 x 3.84)

Open fireplace with tiled panel inserts and wooden surround. Picture rail. Wooden flooring. Double glazed bay window to front aspect. Double glazed window to side aspect.



**Kitchen/Breakfast 17'9" x 10'9" (5.42 x 3.28)**  
Enamel sink unit with mixer tap over. A range of base units and wall cupboards. Work surfaces. Range cooker with extractor over.. Space for American style fridge/freezer. Integral dishwasher. Island with worktop surfaces, pull up power points and storage beneath. Wooden flooring. Two double glazed windows to side aspect. Pantry with shelving and window to rear. Space for breakfast table. Door to:

**Utility Room 6'2" x 7'8" (1.88 x 2.34)**  
Enamel sink unit with mixer tap over and base unit underneath, large purpose built storage cupboard. Wooden work surfaces. Space and plumbing for automatic washing machine and tumble dryer. Double glazed window to rear aspect.

**Study 6'2" x 7'10" (1.89 x 2.39)**  
Two double glazed windows to rear aspect.

**First Floor Landing**  
Airing cupboard with window to rear. Access to part boarded roof space via original skylight  
loft hatch. Coving to ceiling. Window to front aspect.

**Principle Bedroom Suite 12'5" x 11'8" (3.81 x 3.58)**  
Double glazed window to side aspect. Picture rail. Doors to:

**En Suite**  
Shower cubicle. Wash handbasin set within a storage unit. WC. Double glazed window to side aspect.

**Walk-In Closet**  
Shelving and hanging space.

**Bedroom Two 12'11" x 10'6" (3.94 x 3.22)**  
Built in wardrobe with hanging space and shelving. Cast iron fireplace. Picture rail. Double glazed window to side aspect. Door to:

**En-Suite**  
Shower Enclosure. Washbasin and WC.

**Bedroom Three 13'5" x 12'11" (4.09 x 3.95)**  
Cast iron fire place. with tiled hearth. Picture rail. Two double glazed windows to side and front aspects.

**Bedroom Four 9'1" x 8'11" (2.78 x 2.74)**  
Cast iron fireplace with tiled hearth. Double glazed window to front aspect.

**Bathroom**  
White suite with panelled bath with shower fitted over, washbasin set within a vanity unit, low flush WC. Double glazed window to rear aspect. Heated towel rail/radiator.

**The Gardens**  
Well stocked, enclosed rear garden laid mainly to lawn with mature flower/shrub borders and trees. Two ornamental fresh water ponds. Patio areas. Timber gazebo ideal for alfresco dining. Storage shed and greenhouse.

**Driveway & Garaging 18'1" x 20'8" (5.53 x 6.30)**  
Driveway with access through double wooden gates to a detached double garage with power and light connected and off road parking.

**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 can offer Panda Mortgage Services for 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.

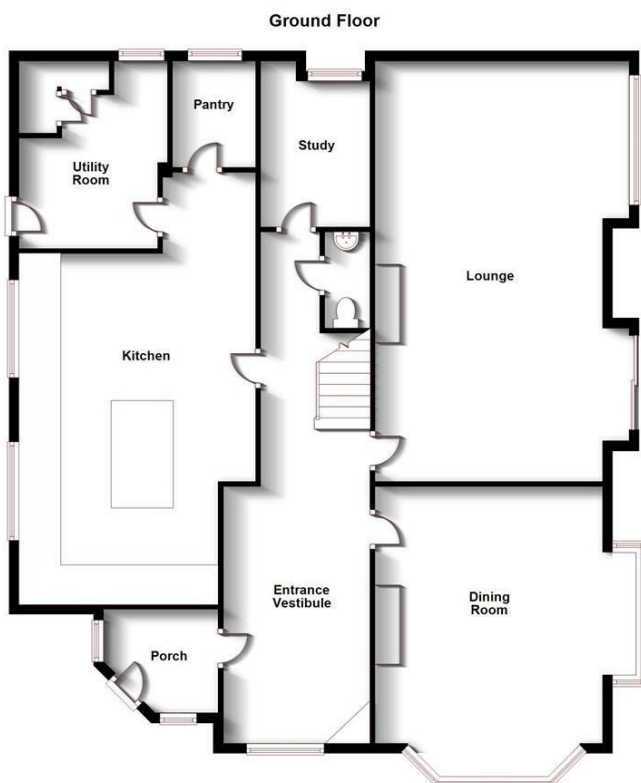


**Conveyancing Services**  
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**  
Rugby Borough Council

**Tax Band**  
Tax Band: F

**Tenure**  
Freehold  
**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 80        |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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