



Barton Road, Bilton, Rugby
Guide Price £395,000



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Crowhurst Gale Estate Agents are delighted to offer for sale this substantial four/five bedroom detached family home which is located in a highly desirable location within the Bilton Area of Rugby. 'Hawthorns' offers versatile accommodation across two floors with the ground floor offering a light and spacious entrance hall with doors leading to : Lounge with five angled bay window, sitting room, a beautifully designed kitchen/dining room, two double bedrooms, family bathroom, a snug and an inner lobby with stairs to the first floor which comprises: shower room and two double bedrooms both with walk-in wardrobes. Outside there is a side there is a block paved parking area for several vehicles and a good size garden to the side. NO CHAIN

Frontage

Block paved parking area for several vehicles. Boundary wall with lawned area, gate giving access to side garden.

Porch

Enter via double glazed double doors. Further double glazed door to:

Entrance hall

Light and spacious hallway with 'Karndean' flooring, coving to ceiling, radiator. Doors leading to:

Lounge 12'10" x 17'5" (3.93 x 5.32)

Double glazed bay window to front aspect. Radiator. Wall light points. Coving to ceiling.

Sitting Room/Bedroom Five 10'11" x 11'0" (3.35 x 3.36)

Double glazed windows to front and side aspects. Ornate radiator.

Bedroom Three 9'11" x 10'11" (3.03 x 3.34)

Double glazed window to side. Radiator. Laminate flooring. Coving to ceiling



Bedroom Four 9'1" x 12'11" (2.77 x 3.95)

Double glazed window to side aspect. Radiator. Coving to ceiling. Dado rail.

Snug 8'10" x 11'6" (2.70 x 3.53)

Double glazed door to side. Radiator. Cupboard housing 'Vaillant' gas combination boiler. Door into Kitchen/Dining Room.

Bathroom 6'4" x 7'5" (1.95 x 2.28)

Victorian bathroom suite with rolled top bath, pedestal wash hand basin, WC. Ceramic tiling to floor and walls. Coving to ceiling.

Inner Lobby

Stairs to first floor. Radiator. Double glazed window to the side aspect.

Open Plan Kitchen / Dining Room 29'10" x 16'4" (9.10 x 4.98)

Double glazed windows to side and rear aspects, two sets of french doors to each side. Polycarbonate one and a half sink and drainer with mixer tap. A range of base and wall mounted units and drawers. Fitted 'Rangemaster' Cooker with extractor over. Worktop surfaces. Integrated dishwasher. Travertine floor tiling to Kitchen area and wooden flooring to the dining area. American style fridge freezer with units surrounding. Wall light points.

First Floor Landing

Storage cupboard. Doors leading off to:

Bedroom One 16'0" x 16'11" (4.89 x 5.18)

Four double glazed windows to the vaulted ceiling. Radiator. Two walk-in wardrobes with radiators. Laminate flooring. Wall light points. Doors to eves storage space.

Bedroom Two 14'7" x 14'11" maximum measurments (4.47 x 4.57 maximum measurments)

Double glazed windows to side and front aspects. Eves store space. Radiator. Walk-in wardrobe with radiator.

Shower Room

Large shower cubical with mains shower fitted. Wall mounted wash hand basin. WC. Heated towel rail. Double glazed 'Velux' window.

Side Garden

Mainly laid to lawn with block paved pathway which envelopes the whole of the property. Garden shed. Gate giving access to front. To the rear there is a narrow lawned area with further pathway.

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.



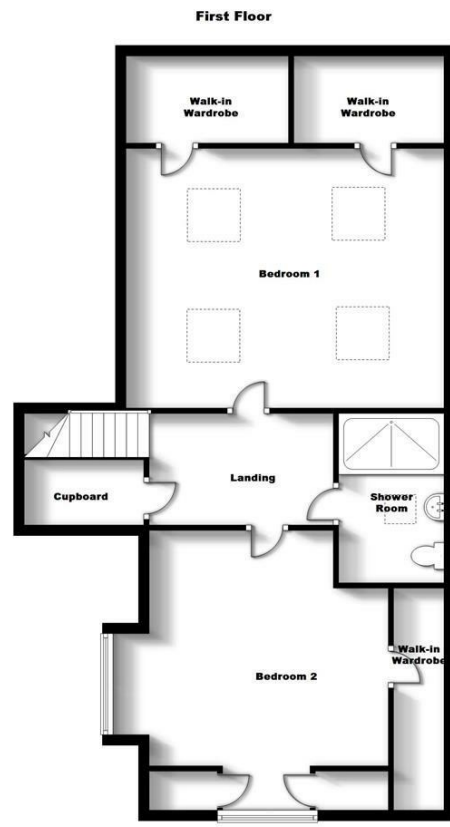
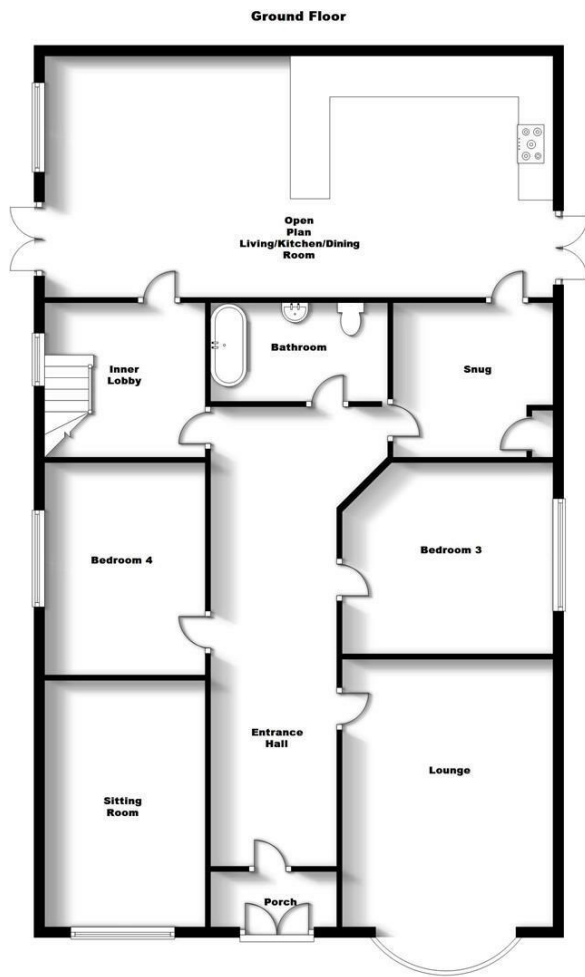
Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Directions For Sat Nav
Directions For Sat Nav: CV22 7PT

Local Authority
Rugby Borough Council

Tax Band
Tax Band: E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	78
	EU Directive 2002/91/EC	

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