



EDWARD KNIGHT
ESTATE AGENTS

139 BAWNMORE ROAD, BILTON, RUGBY , CV22 6JJ

£535,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to offer for sale this unique opportunity to purchase a property on one of Rugby's most sought-after residential roads. This four bedroom, detached home occupies a generous plot with double garage, off road parking with turning bay and private, mature rear garden.

LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Bawnmore Road is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express. Historical Dunchurch Village which is just a short walk away, is home to 'Guy Fawkes House' and the ever popular public house 'The Dun Cow'.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school and Bilton Junior School that are within a five minute walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.



GROUND FLOOR

Approach the property via a perfectly paved pathway with lawned borders. The solid wood front doors gives access into a light and airy entrance hall which has a large storage cupboard. To the left is a wonderfully bright and spacious lounge with a bay window to overlooking the fore-garden. Glazed double doors lead into a dining room with a patio door into the rear garden. The kitchen features two windows overlooking the rear garden and a range of new units with integrated appliances. Further rooms on the ground floor include a WC with wash hand basin and study which looks onto the driveway.

LOUNGE

19' 2" x 13' 2" (5.84m x 4.01m)

DINING ROOM

9' 2" x 12' 4" (2.79m x 3.76m)

STUDY

8' 5" x 8' 10" (2.57m x 2.69m)

KITCHEN/BREAKFAST ROOM

15' 8" x 9' 1" (4.78m x 2.77m)

CLOAKROOM

8' 6" x 3' 4" (2.59m x 1.02m)

FIRST FLOOR

On the first floor is a sizable master bedroom and ensuite shower room with power shower. There are three further good sized bedrooms and a re-fitted family bathroom plus two further large storage cupboards.

MASTER BEDROOM

13' 5" x 15' 4" (4.09m x 4.67m)

ENSUITE

4' 0" x 9' 6" (1.22m x 2.9m)



BEDROOM TWO

12' 5" x 11' 4" (3.78m x 3.45m)

BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM FOUR

8' 3" x 11' 1" (2.51m x 3.38m)

FAMILY BATHROOM

6' 6" x 8' 5" (1.98m x 2.57m)







OUTSIDE

Occupying a generous plot this property boasts a sizeable fore-garden which is retained by mature feature hedgerows and a impressive Canadian Maple tree. The block-paved driveway has been well maintained and provides off road parking for several vehicles and access to the double garage.

The beautifully landscaped, private rear garden is home to an abundance of wild life and trees including a Blue Atlas Cedar. The large patio area is a perfect space for alfresco dining in the warmer months. There is also a timber framed summer house that provides sheltered seating space adjacent to the garage together with an open aspect Gazebo at the rear of the garden.



GARAGE

The double garage is detached from the house and can be accessed using a pedestrian door from the rear garden or via the double electric operated door from the driveway. There is ample space for two vehicles as well as connected lighting and electricity points.

POTENTIAL

Although full planning permission has not been granted Rugby Council have expressed that they would support the erection of a first floor extension over the double garage.





Total area: approx. 153.0 sq. metres (1646.3 sq. feet)

