



**EDWARD KNIGHT**  
ESTATE AGENTS

42 ALWYN ROAD, BILTON, RUGBY, CV22 7QX

£399,950







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this four bedroom, detached home situated in the popular area of Bilton. In brief the accommodation comprises of; entrance porch, hallway, dining room, breakfast kitchen, rear lobby, guest WC, lounge, four bedrooms and a family bathroom. Externally the property benefits from a tarmac driveway, single garage with power and light connected and rear garden with patio.

### LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

### ENTRANCE PORCH

Enter via a uPVC double glazed door with uPVC double glazed windows to the side aspect, into the entrance porch which leads into the entrance hall.

### ENTRANCE HALL

Entrance has a door and opaque windows to the side aspect, stairs rising to the first floor, understairs storage cupboard and door onto further accommodation.

### DINING ROOM

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

Has uPVC double glazed windows to the side, patio doors to the rear, a wall mounted radiator and a gas fire.



#### **BREAKFAST KITCHEN**

15' 9" x 10' 9" (4.8m x 3.28m)

Is fitted with a range of base units with work surfaces over, a stainless steel sink-drainer unit with tiling to splash backs, integrated electric hob and double electric oven and space for a fridge/ freezer. There is also a wall mounted radiator, pantry cupboard and uPVC double glazed windows to the side rear elevation.

#### **REAR LOBBY**

Has uPVC double glazed windows to the side and French doors to the rear which provide access onto the garden. External tap.

#### **GUEST WC**

Has a low flush WC, wash hand basin, heated towel rail, partly tiled walls and a uPVC opaque double glazed window to the side.

#### **LOUNGE**

16' 7" x 13' 2" (5.05m x 4.01m)

Has a uPVC double glazed window to the side, bay window to the front, a television point, radiators and gas fire with feature fireplace.

#### **FIRST FLOOR LANDING**

Has a uPVC double glazed window to the side aspect, loft hatch access, a radiator and doors onto the bedrooms and bathroom.

#### **BEDROOM ONE**

16' 2" x 13' 2" (4.93m x 4.01m)

Has a uPVC double glazed window to the side, bay window to the front aspect and a radiator.



#### **BEDROOM TWO**

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

Has uPVC double glazed windows to the side and the rear aspect, radiators as well as built in wardrobes and doors.

#### **BEDROOM THREE**

13' 2" x 9' 4" (4.01m x 2.84m)

Has a uPVC double glazed window to the rear aspect and a radiator.









#### **BEDROOM FOUR**

13' 3" x 9' 4" (4.04m x 2.84m)

Has a uPVC double glazed window to the front aspect, built in wardrobes and a radiator.

#### **BATHROOM**

Has a panelled bath, wash hand basin, low flush WC, heated towel rail, partly tiled walls and a uPVC double glazed opaque window to the side aspect.



#### **FORE-GARDEN**

To the front of the property there is a tarmac driveway as well as lawned areas with flowerbeds housing plants and trees. There is hedging to the side and low level brick wall to the front aspect and a pathway round to side of the property which leads to the front entrance and to the rear garden.

#### **REAR GARDEN**

There is a patio area, lawned areas flowerbeds housing plants trees and shrubs and access to either side.

#### **GARAGE**

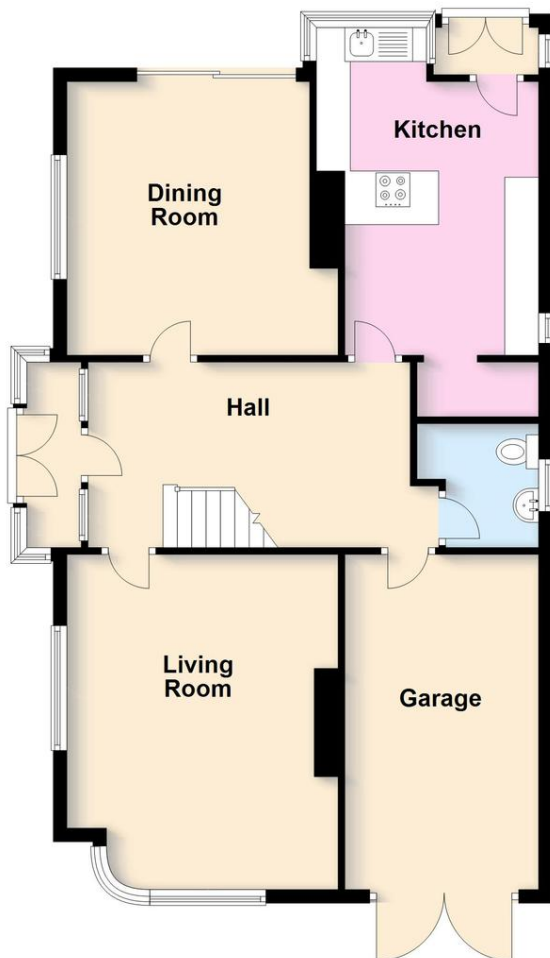
There is a single garage which has double doors to the front, a uPVC double glazed opaque window to the side, it has power and light connected, houses the central heating boiler and has space and plumbing for a washing machine. Service pit.





## Ground Floor

Approx. 86.1 sq. metres (926.4 sq. feet)



## First Floor

Approx. 79.2 sq. metres (852.5 sq. feet)



Total area: approx. 165.3 sq. metres (1778.9 sq. feet)

