



EDWARD KNIGHT
ESTATE AGENTS

125 BAWNMORE ROAD, RUGBY, CV22 6JJ

£695,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning six bedroom property on one of Rugby's most sought-after residential roads. This impressive, detached home occupies a generous plot with three en-suite bathrooms, garage, off road parking and private rear garden.

In brief the accommodation comprises of; entrance hall, lounge, kitchen, utility, office, formal dining room and kitchen to the ground floor and the first floor accommodates; a family bathroom and six bedrooms, three with en-suites as well as a dressing area to the master. The house is also fully wired for WiFi.

LOCATION

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

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 center.

GROUND FLOOR

Enter via a uPVC double glazed front door which gives access into the entrance hallway, which has wooden flooring, stairs to first floor, doors to ground floor accommodation and understairs storage cupboard.



The lounge has a uPVC double glazed bay window to front aspect and a sliding double glazed patio door to the rear. The space features a coal effect gas fire with surround and wall mounted lights.

The kitchen breakfast room has tiled flooring with underfloor heating and a range of refitted units with solid wood work surfaces over. There is an inset double Belfast sink with drainage board, a range master double oven with five ring gas hob, upright radiator, space for American style fridge-freezer, an integrated dishwasher and a wine cooler. There are inset spotlights throughout as well as an abundance of natural light with two double glazed window to front aspect and a double glazed window to rear and the breakfast area also has a window to rear aspect.

The kitchen leads onto the utility area which provides access onto the rear garden via a uPVC double glazed door. There is a continuation of the ceramic tiled flooring and space and plumbing for a washing machine and tumble dryer. The ground floor office is situated to the rear and has windows to dual aspects.

The formal dining room has an upright radiator and a set of double doors opening into the conservatory which runs across the rear of the property. The conservatory is P-shaped and is of part brick and part uPVC construction. It has double opening doors onto the rear patio, a flag stone slabbed floor, tv point, ceiling fan, lighting and a log burner.

LOUNGE

13' 1" x 24' 7" (3.99m x 7.49m)

KITCHEN

26' 2" x 13' 3" (7.98m x 4.04m)

UTILITY ROOM

3' 2" x 14' (0.97m x 4.27m)



OFFICE

7' 10" x 15' 5" (2.39m x 4.7m)

DINING ROOM

11' 8" x 11' 6" (3.56m x 3.51m)

CONSERVATORY

12' 6" x 22' 9" (3.81m x 6.93m)

FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing which provides access to all first floor accommodation and also has a loft hatch and sky light.







The family bathroom has been refitted to a high standard and is at the front of the property with an obscure double glazed window. There are inset spot lights, a heated towel rail, low flush WC, P shaped bath with telephone shower attachment and electric shower over, pedestal wash hand basin with mixer tap, tiled splash back and shaving point. There is also an airing cupboard housing the hot water cylinder and slated linen shelving.

FAMILY BATHROOM

6' 7" x 8' 8" (2.01m x 2.64m)

MASTER BEDROOM

12' 6" x 13' 3" (3.81m x 4.04m)

DRESSING AREA

6' 2" x 7' 3" (1.88m x 2.21m)

ENSUITE ONE

5' 1" x 7' 4" (1.55m x 2.24m)

BEDROOM TWO

10' 10" x 14' 7" (3.3m x 4.44m)

ENSUITE TWO

4' 9" x 10' 10" (1.45m x 3.3m)

BEDROOM THREE

9' 9" x 14' 7" (2.97m x 4.44m)

ENSUITE THREE

9' 9" x 4' 6" (2.97m x 1.37m)

BEDROOM FOUR

11' 5" x 12' 10" (3.48m x 3.91m)

BEDROOM FIVE

11' 6" x 8' 5" (3.51m x 2.57m)

BEDROOM SIX

8' 2" x 8' 10" (2.49m x 2.69m)

GARAGE

15' 7" x 17' 7" (4.75m x 5.36m)

The garage can be accessed from the kitchen and also has an up and over electric door, it houses the Valiant combination boiler and has lighting and electricity connected.



The master bedroom suite is situated at the front of the property with a window overlooking the fore-garden. It has a range of built in wardrobes and dresser as well as inset spotlights, wall mounted bed side lights and leads onto the dressing area which features a range of built in 'his and hers' mirrored wardrobes. The master en-suite has an obscure window to the front, recessed spot lights, shaver point and heated towel rail and a suite comprising; low flush WC, double shower cubical with electric shower over and pedestal wash hand basin with mixer tap.

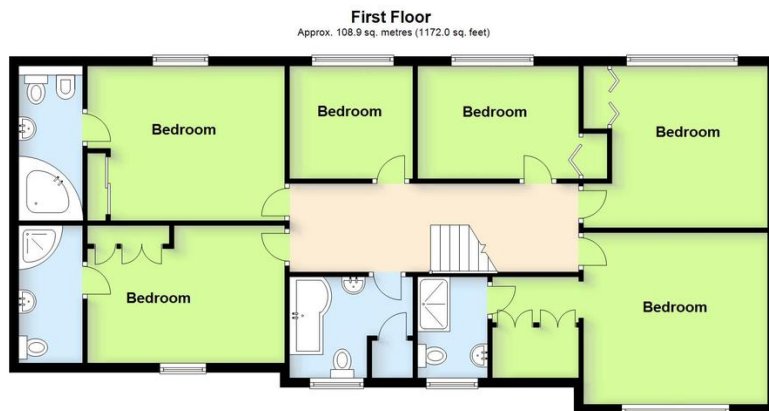
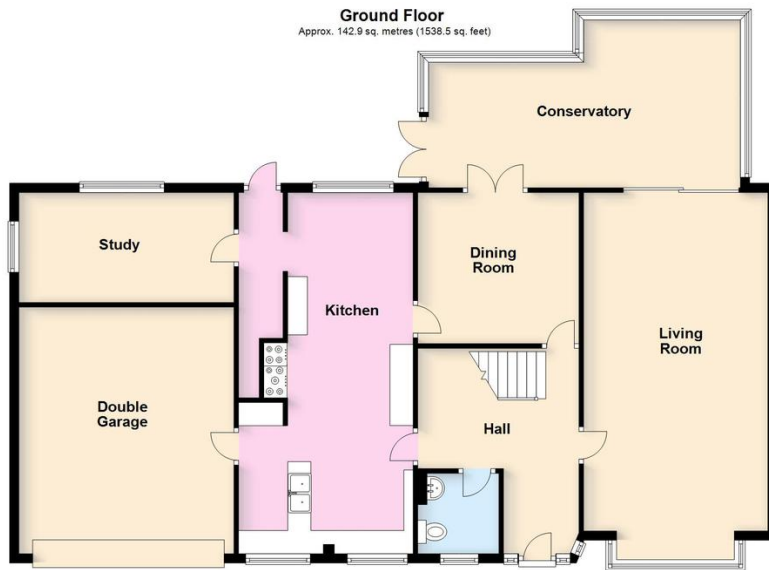
Bedroom two is located at the rear and has built in wardrobe, recessed spot lights and door to en-suite. The en-suite has a four piece suite comprising of; low flush WC pedestal wash hand basin with mixer taps, tiled splash backs with an integrated mirror, corner bath with mixer tap and a bidet. There is also a heated towel rail and a Velux window.

Bedroom three currently used a gym has a window to the front aspect, a range of built in wardrobes, recessed spot lights and also has its own en-suite. This en-suite has a low flush WC, pedestal wash hand basin with separate taps and tiled splash backs and a corner shower cubical with electric shower. There's also a Velux window on the front, heated towel rail and extractor fan.

Bedrooms four, five and six are located at the other side of the property and all offer views over the rear garden. Bedrooms four and five are also fitted with built in wardrobes.

FIRST FLOOR LANDING





Total area: approx. 251.8 sq. metres (2710.6 sq. feet)

