



EDWARD KNIGHT
ESTATE AGENTS



- Immaculately Presented
- Three Well Proportioned Bedrooms
- Re-Fitted Kitchen & Bathroom
- Cul-de-sac

31 Dreyer Close, Bilton, Rugby, CV22 7SX

£249,950

An absolutely immaculate Detached Home in perfect order throughout. Positioned in a Cul-de-sac in the ever popular area of Bilton, this improved home must be viewed to be appreciated. The accommodation briefly comprises : Entrance Lobby, Lounge, Dining Room, Beautiful Re-Fitted Kitchen, Three well proportioned Bedrooms and a large Bathroom. To the front of the property is a lawn and Driveway leading to Garage. To the rear is a lovely and private rear garden with patio.



Property Description

PROPERTY SUMMARY

An absolutely immaculate Detached Home in perfect order throughout. Positioned in a Cul-de-sac in the ever popular area of Bilton, this improved home must be viewed to be appreciated. The accommodation briefly comprises : Entrance Lobby, Lounge, Dining Room, Beautiful Re-Fitted Kitchen, Three well proportioned Bedrooms and a large Bathroom. To the front of the property is a lawn and Driveway leading to Garage. To the rear is a lovely and private 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 HALL

Enter via composite part opaque glazed front door into the entrance hall which has a door onto lounge and further accommodation, wood effect flooring, telephone point, and a uPVC double glazed window to the front elevation.





LOUNGE

14' 1" x 11' (4.29m x 3.35m)

The lounge has archway through to the dining room, stairs rising to first floor, coving to ceiling, wall mounted radiator, gas fire with chrome inserts and marble hearth mantle and surround and tv and telephone points.

DINING ROOM

11' x 8' 7" (3.35m x 2.62m)

Has a door onto the kitchen, a set of French doors with double glazed side panels leading onto the patio and garden, wood effect flooring, coving to ceiling and a wall mounted radiator.



KITCHEN

11' 10" x 8' 5" (3.61m x 2.57m)

The fully re-fitted kitchen has a uPVC double glazed window and door onto the garden and has been refitted with a full range of modern, high gloss (moulded handles) base and eye level units with walnut work surfaces over and matching splashbacks. There is a composite sink drainer with mixer tap, integrated slim line dishwasher, oven, extractor and hob, space for a fridge/ freezer, space for washing machine, cupboard housing combi boiler and porcelain tiles on the floor.



FIRST FLOOR LANDING

Has doors off to all bedrooms and a family bathroom, loft access hatch, coving to ceiling and inset spot lights.

BEDROOM ONE

12' 4" x 11' plus door recess (3.76m x 3.35m)

Has a uPVC double glazed window to the rear, wall mounted radiator and coving to ceiling.

BEDROOM TWO

11' 2" x 8' 1" plus wardrobe recess (3.4m x 2.46m)

Has a uPVC double glazed window to the front, wall mounted radiator, wardrobe recess and coving to ceiling.

BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m)

Has a uPVC double glazed window to the front, wall mounted radiator and coving to ceiling.

BATHROOM

8' 6" x 8' 6" (2.59m x 2.59m)

Has an opaque uPVC double glazed window to the rear and a suite comprising of; low flush WC, wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over. There is tiling to all splash backs and a built in storage cupboard,

OUTSIDE

FRONT

To the front of the property is a lawned fore-garden with driveway for off road parking. A side, pedestrian access gate into the rear garden and the driveway sweeps round to the front door of the property.

There is also access to the garage which has metal up and over door, power and light connected.

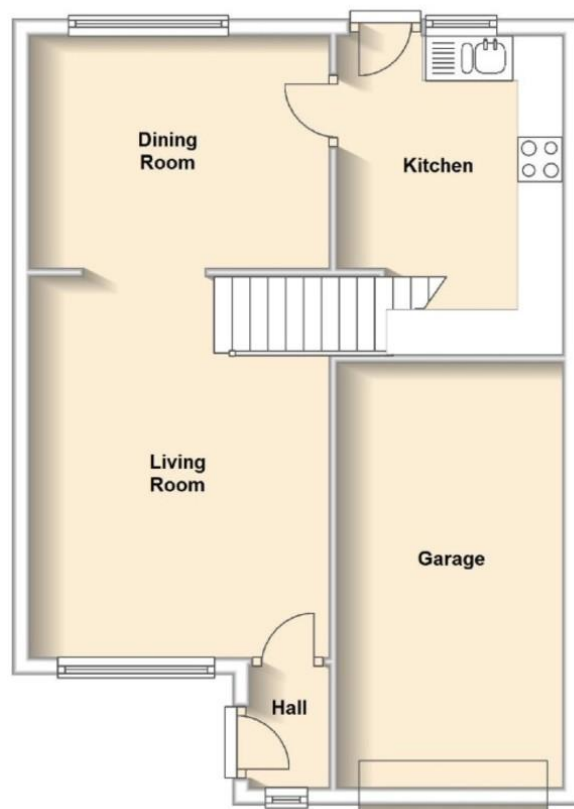
REAR

The rear garden is entirely enclosed by quality timber fencing with concrete posts, good sized flagstone patio and a pedestrian access gate to the front. The rest is laid to lawn with substantial flower and plant borders with a shed hard standing.



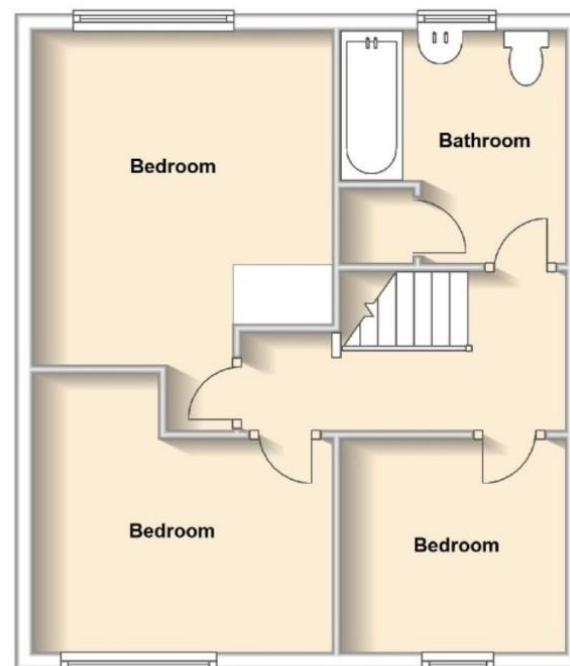
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



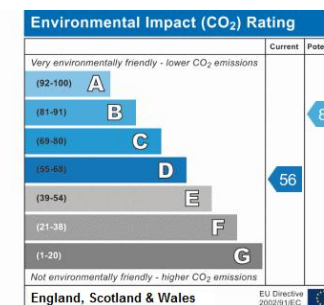
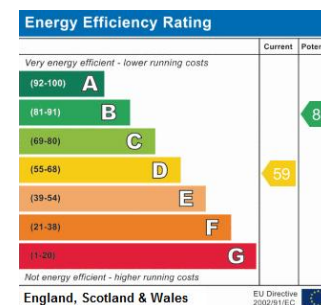
First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

Produced by CV Energy Limited 2011
These floorplans are for illustration purposes only
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.