



EDWARD KNIGHT
ESTATE AGENTS

2, MILESTONE DRIVE, RUGBY, CV22 6SR

£675,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning four bedroom, detached family home. This attractive property was originally constructed in 1987 and has recently undergone full renovation and extension to create a pristine example of open plan family living accommodation within a mature property with spacious, established grounds.

LOCATION

Milestone Drive is a private road of just four properties located off Dunchurch Road and backing on to a beautiful open space which can be accessed from Overslade Lane. This highly sought after location is situated in the central-south part of Rugby, within close proximity to the neighbouring village's of Bilton and Dunchurch and their many local amenities. The location is particularly favourable for it's choice of 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, Harris High School, Rugby Free School and private schools including Rugby School, Bilton Grange and Crescent School. Overslade is a few minutes walk and has a small row of shops including a hair salon and two small supermarkets. The location of this property 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.



GROUND FLOOR

A spacious and welcoming entrance hall provides access to the lounge, kitchen area and cloaks cupboard with hanging space. The lounge has a feature fire place, beautiful square bay window and double opening doors into the rear extension. The kitchen has been refitted to a particularly high standard and boasts a variety of NEFF and AEG

appliances as well as a fantastic Miele coffee machine and Bosch dishwasher. This dual aspect room is bright and airy throughout the day, there is a sizeable breakfast bar which is the perfect place to enjoy the morning with a cup of coffee. The kitchen opens up perfectly into a stunning conservatory/orangery style room where the feeling of inside/outside living becomes apparent. This room offers 280 degree views of the garden and is considered the perfect seating/eating area for all the family. Also, just off the kitchen is a good size utility with space and plumbing for a washing machine and tumble dryer. There is also access to a ground floor cloakroom with wash hand basin and vanity units.

ENTRANCE HALL

8' 4" x 10' 1" (2.54m x 3.07m)

LOUNGE

12' 10" x 25' 5" (3.91m x 7.75m)

KITCHEN/BREAKFAST ROOM

19' 3" x 22' 0" (5.87m x 6.71m)

CONSERVATORY

UTILITY ROOM

7' 1" x 11' 7" (2.16m x 3.53m)

CLOAKROOM

2' 7" x 7' 1" (0.79m x 2.16m)

FIRST FLOOR

The first floor offers four double bedrooms all with built-in wardrobes. The master bedroom overlooks the beautiful tree lined street and has an en-suite shower room with large walk-in shower and "his 'n hers" sinks with vanity units below. Bedrooms three and four are situated at the rear of the property and benefit from views of the garden and lovely open space beyond.



The family bathroom suite is ROCA and includes hotel style tiled shelving displays.

MASTER BEDROOM

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

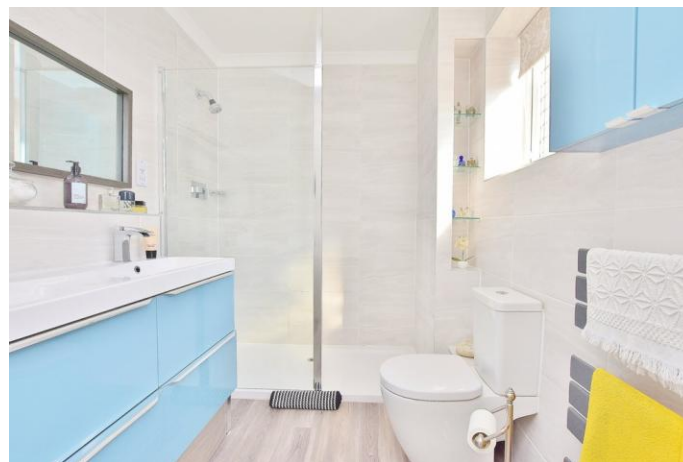
ENSUITE

8' 1" x 6' 4" (2.46m x 1.93m)

BEDROOM TWO

10' 6" x 10' 7" (3.2m x 3.23m)







BEDROOM THREE

10' 7" x 9' 4" (3.23m x 2.84m)

BEDROOM FOUR

12' 6" x 7' 11" (3.81m x 2.41m)

FAMILY BATHROOM

6' 0" x 7' 8" (1.83m x 2.34m)

OUTSIDE

The property is accessed via a pretty tree lined drive. There is a detached double garage with driveway and parking for two cars. In front of the property itself is a second driveway with gated access and additional parking for three cars, a beautiful lawned space with mature hedgerows and eye catching oak framed porch. The property has gardens to three sides, one of which is a low maintenance patio area with seating, whilst the rear garden has a further patio and large lawned area with mature trees such as Silver Birch and Apple. The rear garden should be considered a sun trap, it is a perfect size and wonderful example of privacy within a residential location.



DOUBLE GARAGE

18' 0" x 17' 5" (5.49m x 5.31m)



