



EDWARD KNIGHT
ESTATE AGENTS

5 COPPER BEECH MEWS, BEECH DRIVE, RUGBY, CV22 7ZW

£290,000





SUMMARY

Constructed to a high standard by local bespoke builders Curley Construction circa 2015 this quietly positioned semi-detached home offers bright, modern and very well presented accommodation over three floors. Having been decorated throughout and improved by the current owners the property briefly comprises : Kitchen/Diner, Utility Room, Lounge, Guest WC, Four good size bedrooms (with the main top floor bedroom having dressing area), Two En-suites, Family Bathroom, Parking in front of the house for 2 cars and a beautiful improved rear garden with quality materials.

LOCATION

The property is located in Bilton village in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Beech Drive is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school is around a 15 minute walk and Bilton Junior School is within a 10 minute walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 15 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

The mainline railway station is a 10 minute drive with trains to direct to London Euston in 50 minutes.



KITCHEN/DINER

15' 0" x 11' 0" (4.57m x 3.35m)

Quality part glazed composite front door. Ceramic tiled flooring with under-floor heating. uPVC double glazed window to the front. Door to Utility Room. Door to Inner Lobby. Composite sink/drain. Inset spotlights. Wall mounted cupboard for meters. Full range of high gloss base and eye level units (to include vertical 'pantry style' unit and also corner cupboards with space saver rounded shelving) with contemporary work surfaces over & under cabinet feature lighting. Moveable matching kitchen island. Integrated Neff oven with 'slide & hide' door. Integrated Induction Hob with extractor. Integrated Fridge and Freezer. Integrated Neff dishwasher.

UTILITY ROOM

6' 4" x 5' 1" + storage (1.93m x 1.55m)

Ceramic tiled floor with underfloor heating. Good size under stairs storage area with light. Further base and eye level storage units. Stainless steel sink/drain. Extractor fan. Space and plumbing for washing machine. Space for an additional appliance. Heated towel rail.

INNER LOBBY

Stairs rising to first floor. Door to Guest WC. Door to Lounge. Double glazed window to the side aspect. Continuation of ceramic tiled floor with underfloor heating.

GUEST WC

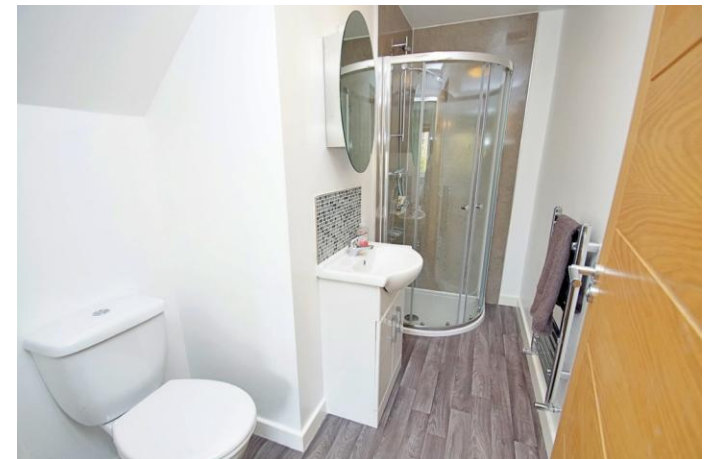
Low flush WC. Pedestal wash hand basin built into vanity unit. Tiling to splashbacks. Extractor fan. Continued ceramic tiled flooring with under-floor heating.



LOUNGE

15' 0" x 11' 10" (4.57m x 3.61m)

Double glazed sliding doors onto the garden. Engineered oak floor with underfloor heating. TV & telephone points. Inset spotlights.







FIRST FLOOR LANDING

Stairs rising to top floor. Doors off to bedrooms 2 and 4. Door to family bathroom. Airing cupboard.

BEDROOM TWO

15' 0" x 10' 0" + balcony recess & storage (4.57m x 3.05m)

Double glazed window and Juliet balcony to the front aspect. Door to EnSuite. Wall mounted radiator. Useful under-stair storage area.

ENSUITE

Double glazed window to the side aspect. Shower cubicle. Wash hand basin built into vanity unit. Low flush W.C. Extractor fan. Heated towel rail.

BEDROOM FOUR

9' 0" x 7' 9" + door recess (2.74m x 2.36m)

Double glazed window to the rear aspect. Wall mounted radiator.

FAMILY BATHROOM

Opaque double glazed window to the rear aspect. Panelled bath with mixer tap. Tiling to splashbacks. Low flush W.C. Wash hand basin built into vanity unit. Extractor fan. Heated towel rail.

TOP FLOOR LANDING

Double glazed window to the side aspect. Doors off to bedrooms 1 and 3.

BEDROOM ONE WITH DRESSING AREA

Bedroom & Dressing Area 12' 5" + dressing table recess x 12' 5" (3.78m x 3.78m)

Double glazed windows to the rear aspect. Opens through to Dressing Area. Wall mounted radiators. Loft access hatch (with pull-down ladder, boarded with shelving and light/power).

Dressing Area (10' 4" x 3' 10" + shelving)

Leads through to EnSuite. Good amounts of hanging space and storage.

ENSUITE

Enclosed shower cubicle with rainfall style shower head and additional attachment. Wash hand basin built into vanity unit. Low flush W.C. Extractor fan. Heated towel rail.

BEDROOM THREE

15' 0" x 8' 11" into eaves (4.57m x 2.72m)

Two double glazed windows to the front aspect. Wall mounted radiators. 'Hidden' over stairs storage cupboard with double doors.

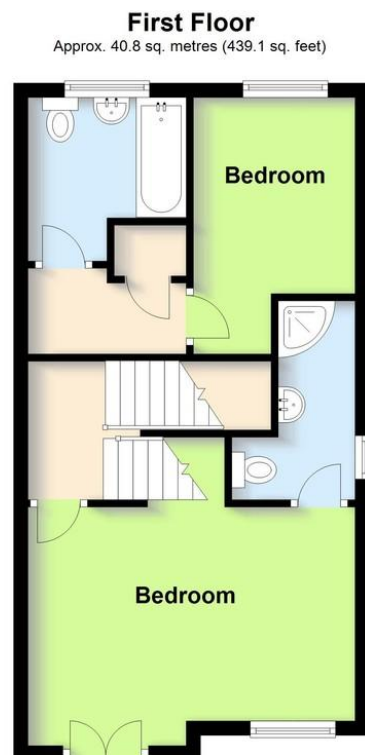
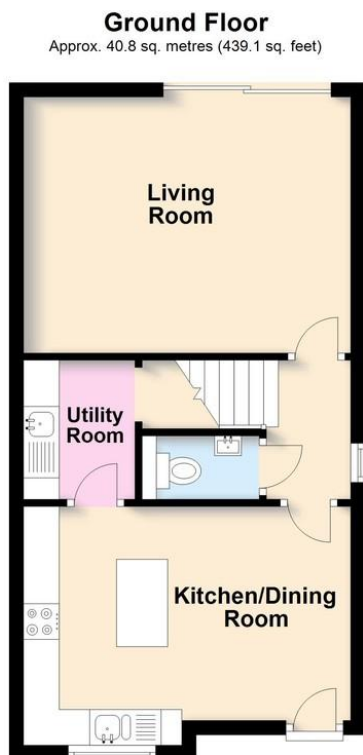
FRONTAGE & PARKING

Private block paved cul-de-sac access with dusk lighting and landscaping. Parking in front of the house for 2 cars. Gated pedestrian access into the rear garden.

REAR GARDEN

Fully landscaped to a high specification. Extended patio. 37mm Tri Colour, high density, natural look Artificial Turf. Side access. Mainly enclosed by quality timber fencing. Shed hard standing. BBQ area with flank wall and further hard standing.





Total area: approx. 121.6 sq. metres (1309.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

