



EDWARD KNIGHT
ESTATE AGENTS

42 MULBERRY ROAD, BILTON, RUGBY, CV22 7TD





PROPERTY SUMMARY

A substantial four bedroom modern detached house located in the sought after Beechcroft development in Bilton, which is within the catchment of reputable schooling for all ages and offers easy access to the western relief road.

The good size accommodation briefly comprises: entrance hall, cloakroom, lounge, dining room, conservatory, refitted kitchen, refitted utility room, four double bedrooms, refitted en-suite bathroom and a refitted family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces, a single garage and a private rear garden.

LOCATION

This property is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Bilton is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the nearby area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School.



There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

ENTRANCE HALL

Enter via a part obscure glazed door. UPVC double glazed window to the front aspect. Single panel radiator. Vinyl floor. Coving. Smoke alarm. Stairs rising to the first floor. Wall mounted thermostat for the central heating. Understairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

Refitted white suite comprising: wash hand basin with vanity unit under and a low-level close coupled toilet. Tiled splashback area. Vinyl floor. Single panel radiator. Obscure UPVC double glazed window to the side aspect.

LOUNGE

16' 8" x 13' 4" (5.08m x 4.06m)

UPVC double glazed bay window to the front aspect. Single panel radiator. Solid wood floor. TV and satellite sockets. Conglomerate fireplace. Coving. Opening through to:

DINING ROOM

11' 5" x 9' 8" (3.48m x 2.95m)

Solid wood floor. Single panel radiator. Coving. Door to the kitchen. Double glazed sliding patio doors to:

CONSERVATORY

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

Being of UPVC double glazed construction with UPVC double glazed patio doors to the patio. Radiator. Tiled floor. Ceiling light and fan unit.



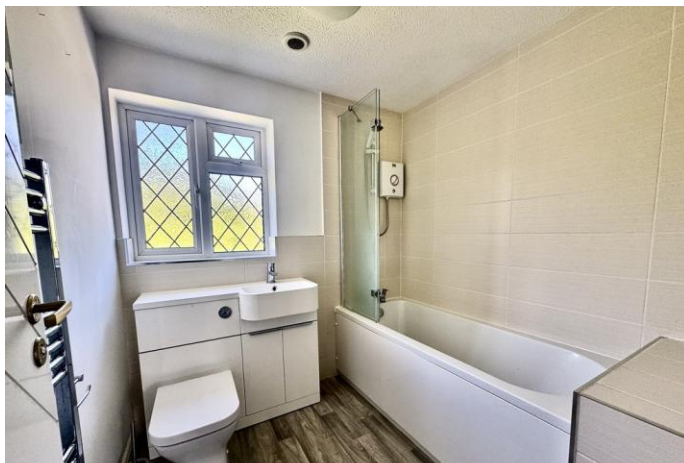
KITCHEN

11' 3" x 10' 7" (3.43m x 3.23m)

A refitted range of white gloss eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and double width chimney extractor hood. Space for a fridge freezer. Space and plumbing for a dishwasher. Wall mounted timer controls for the central heating and hot water. Tiled floor. Recessed ceiling spotlights. Single panel radiator. Two UPVC double glazed windows to the rear aspect. Door to:







UTILITY ROOM

Further refitted wall mounted units and worktop with space under for a washing machine and further appliances. Vinyl floor. Single panel radiator. UPVC double glazed window to the side aspect. Part obscure double glazed UPVC door to the rear garden.

STAIRS & LANDING

Loft hatch. Smoke alarm. Built-in airing cupboard housing the hot water cylinder with slatted shelf above. Doors to all further first floor accommodation.

BEDROOM ONE

14' 8" x 12' 0" (4.47m x 3.66m)

UPVC double glazed window to the front aspect. Single panel radiator. TV socket. Coving. Door to:

EN-SUITE BATHROOM

9' 6" x 5' 6" (2.9m x 1.68m)

Refitted white suite comprising: low-level toilet with concealed cistern, wash hand basin with vanity unit under and a panelled bath with mixer tap and power shower over. Tiling to splashback areas. Vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the side aspect.

BEDROOM TWO

13' 6" x 11' 6" min (4.11m x 3.51m)

UPVC double glazed bay window to the front aspect. Single panel radiator. TV and telephone sockets. Built-in over stairs storage cupboard with hanging rail and shelving plus a UPVC double glazed window to the front aspect.

BEDROOM THREE

12' 7" x 8' 9" (3.84m x 2.67m)

UPVC double glazed window to the rear aspect. Single panel radiator. TV socket.

BEDROOM FOUR

9' 6" x 6' 8" (2.9m x 2.03m)

UPVC double glazed window to the rear aspect. Single panel radiator. TV socket.

FAMILY BATHROOM

6' 6" x 6' 7" (1.98m x 2.01m)

Refitted white suite comprising: vanity unit with integrated wash hand basin and low-level toilet with concealed cistern, panelled bath with mixer tap and electric shower over. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the rear aspect.

FRONT GARDEN & DRIVEWAY

Tarmac driveway providing two off-road parking spaces and direct access to the garage. Lawned fore garden with mature tree and hedgerow to the front. Storm porch to the front door. Access down the side of the property via a timber gate.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Wall mounted central heating boiler.

REAR GARDEN

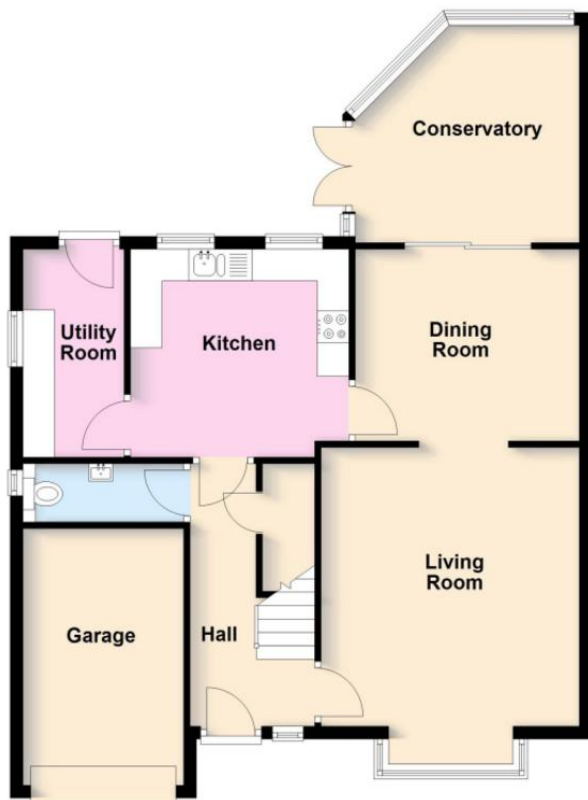
Access down the side of the property via a timber gate. Slab path leads to a block paved patio area across the rear of the property with steps to the utility room and conservatory. Timber shed. Gravel border across the front leading to the main garden which is predominantly to lawn with two further slab seating areas, some planting borders and a gravel terrace. Enclosed by timber fencing to all side with a conifer hedge row across the rear.

COUNCIL TAX

Band E



Ground Floor
Approx. 80.3 sq. metres (864.5 sq. feet)



First Floor
Approx. 66.6 sq. metres (716.7 sq. feet)



Total area: approx. 146.9 sq. metres (1581.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		