





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this well-maintained detached family home, situated in the popular area of New Bilton.

The property offers spacious accommodation arranged over two floors. It is complemented by ample off-road parking, as well as additional public parking nearby, making it an ideal family home.

Upon entering, you are welcomed by a warm and inviting entrance hall. The ground floor comprises a convenient cloakroom, a comfortable living room, and open-plan kitchen/dining room-perfect for socialising with family and entertaining guests. The kitchen features integrated appliances, designed to support modern family living.

Upstairs, the property boasts three generously sized bedrooms. Bedrooms include a range of built-in wardrobes, bedroom two and three offers flexible space for a variety of uses. The master bedroom benefits from an en suite shower room, and a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property provides multiple off-road parking spaces. The private rear garden features a well-maintained lawn and a spacious patio area, ideal for alfresco dining and outdoor entertaining in a sunny setting.



This family home offers the perfect blend of style, space, and convenience within a desirable residential community.

Viewings are strictly by appointment and can be arranged through Edward Knight's Regent Street office, early inspection is recommended to avoid disappointment.

LOCATION

Ideally located within walking distance of Rugby town centre, this property offers convenient access to a wide range of High Street shops, independent retailers, bars, restaurants, and leisure facilities. Despite its proximity to the town, the property is tucked away in a quiet and peaceful area, offering the best of both worlds.

Rugby railway station is also within walking distance and provides regular direct services to London Euston in just under 50 minutes, making it perfect for commuters. The property is well-placed for access to major road networks including the M6, M1, A5, and A45. Families will benefit from a selection of nearby junior and senior schools, including the highly regarded Lawrence Sheriff School, which is just a short walk away.

Rugby railway station is approximately 1.7 miles away, Elliotts Field Retail Park is around 1.2 miles, and Junction 1 of the M6 is approximately 5 miles from the property.







ENTRANCE HALL

LIVING ROOM

17' 0" x 9' 5" (5.2m x 2.88m)

KITCHEN AREA

7' 10" x 8' 10" (2.41m x 2.7m)

DINING ROOM

8' 7" x 8' 10" (2.64m x 2.69m)



W.C

LANDING

MASTER BEDROOM

12' 8" x 9' 2" (3.86m x 2.80m)

BEDROOM TWO

10' 1" x 9' 8" (3.07m x 2.96m)

BEDROOM THREE

9' 8" x 6' 9" (2.96m x 2.07m)



BATHROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		