



EDWARD KNIGHT
ESTATE AGENTS

112 CARLTON ROAD, RUGBY, CV22 7PE

£450,000 (OFFERS OVER)





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional and versatile four-bedroom extended detached family home, perfectly positioned at the end of a tranquil cul-de-sac in the highly sought-after residential area of Bilton, Rugby.

Beautifully modernised and immaculately presented, this property offers a harmonious blend of style, space, and practicality, making it the ideal home for modern family living.

The ground floor features a light-filled, extended lounge/diner with ample space for both relaxing and entertaining, a stunning refitted kitchen/family room with contemporary finishes, a practical utility room, and a convenient ground floor cloakroom/W.C.

Upstairs, you'll find four generously proportioned bedrooms, each designed for comfort, along with a luxurious, refitted contemporary shower room.

The impressive outside space includes extensive gardens to the rear and side, mainly laid to lawn and complemented by a paved patio - perfect for alfresco dining. A large cabin/summer house, currently utilised as a beauty salon, offers flexible potential for a home office, studio, or leisure space.



To the front, a block-paved driveway provides generous off-road parking and leads to a single garage with an adjoining workshop.

This home combines a peaceful setting with outstanding living space and is within easy reach of local amenities, schools, and transport links.

Viewing is highly recommended to truly appreciate the quality and versatility of this superb family home.

LOCATION

The property is located in a desirable southern suburb of Rugby, Warwickshire, just one mile south-west of the town centre.

Carlton Road enjoys an ideal position for access to Sainsbury's supermarket, Bilton Village, and Rugby's vibrant town centre. Bilton Village retains much of its original charm, with a picturesque village green that, each spring, bursts into colour with a spectacular display of crocuses.

The village offers a wealth of amenities, including two supermarkets, two traditional public houses - The George and The Black Horse - a doctor's surgery, dentist, chemist, hairdressers, beauty salon, butchers, and a variety of coffee shops and eateries. There are also four churches, among them St Mark's Church, which dates back to the 14th century.



The area is well-served by highly regarded schools. Local options include The Bawnmore Community Infant School, Bilton Junior School, and St Oswald's C of E Academy. For secondary education, Rugby offers two renowned grammar schools: Rugby High School for Girls, just a 15-minute walk away, and Lawrence Sheriff School for Boys, located in the town centre.







ENTRANCE HALL

8' 4" x 4' 9" (2.54m x 1.45m)

LOUNGE/DINING ROOM

31' 0" x 13' 1" (9.45m x 3.99m)

REFITTED KITCHEN/FAMILY ROOM

22' 4" x 9' 7" (6.81m x 2.92m)

UTILITY ROOM

8' 1" x 4' 9" (2.46m x 1.45m)

CLOAKROOM/WC

4' 9" x 3' 5" (1.45m x 1.04m)

LANDING

13' 3" x 6' 9(max)" (4.04m x 2.06m)

BEDROOM

13' 4" x 9' 9(to wardrobes)" (4.06m x 2.97m)

BEDROOM

9' 9" x 9' 6" (2.97m x 2.9m)

BEDROOM

11' 2" x 9' 4" (3.4m x 2.84m)

BEDROOM

10' 3" x 7' 9" (3.12m x 2.36m)

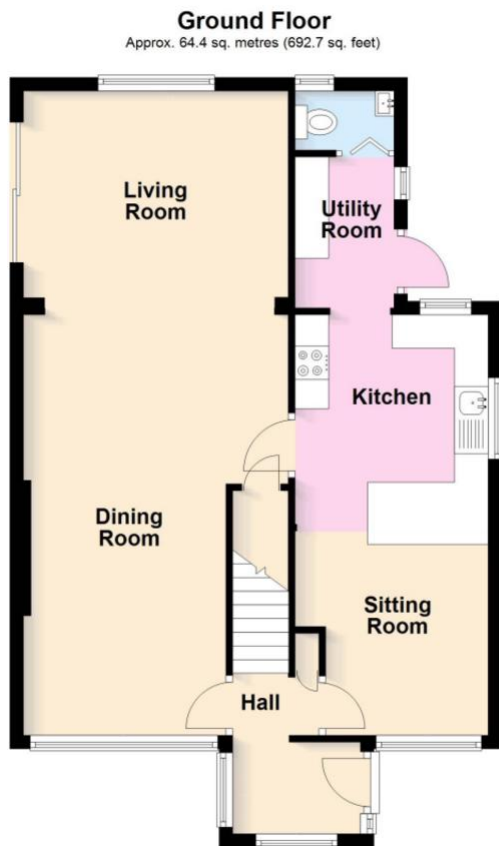
REFITTED SHOWER ROOM

6' 4" x 5' 8" (1.93m x 1.73m)

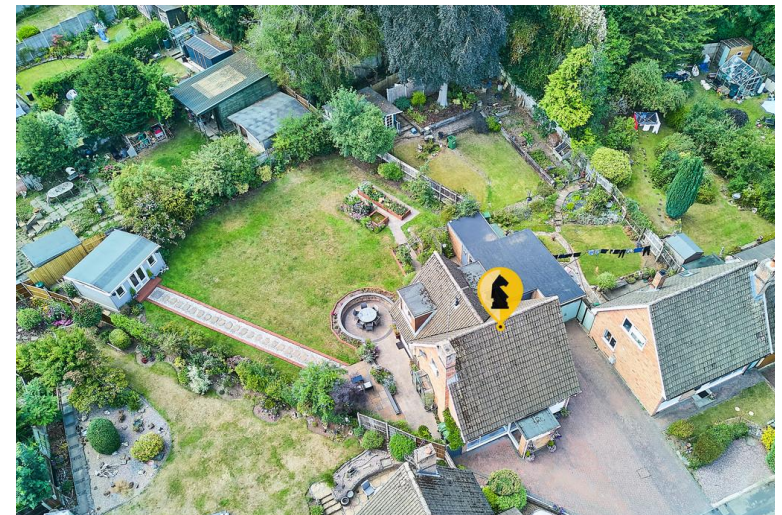
CABIN/SUMMER HOUSE

15' 7" x 11' 1" (4.75m x 3.38m)





Total area: approx. 121.4 sq. metres (1306.5 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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		