EDWARD KNIGHT
ESTATE AGENTS

41 JASMINE WAY, BILTON, RUGBY, CV22 7UR

£369,950

PROPERTY SUMMARY

Tucked away at the end of a quiet cul-de-sac in the heart of highly sought-after Bilton Village, is an immaculately presented two-bedroom detached bungalow that offers a perfect blend of modern comfort, thoughtful upgrades, and an enviable location. less than 10 years old and benefitting from the remainder of its builders warranty, this home still feels brand new yet benefits from a number of enhancements, including the addition of a utility room with WC and a bright and versatile conservatory.

The accommodation is both well-proportioned and highly practical. A welcoming entrance hall leads to a spacious breakfast kitchen, fitted with contemporary units and integrated appliances. The lounge, positioned at the rear of the property, enjoys tranquil views over the garden and opens seamlessly into the conservatory, creating a superb space for relaxation and entertaining. Two generous double bedrooms provide excellent living accommodation, with the master bedroom further enhanced by an en-suite shower room.

Externally, the property continues to impress. A private driveway with space for at least two vehicles leads to the detached garage, complete with electric doors. For added security and convenience, the garage allows you to drive straight in and close the door behind you. A side access door connects directly to the private rear garden and patio, offering easy access back into the conservatory.

The beautifully landscaped rear garden is a particular highlight. Designed for both practicality

and enjoyment, it features a neat lawn, attractive patio area, discreet bin storage, and outside taps to both the front and rear. A side gate directly from the driveway ensures accessibility.

Perfectly positioned within walking distance of Bilton Village's array of shops and amenities, and with quick access to the wider motorway network, this home offers the best of both convenience and community.

This outstanding bungalow is not to be missed – early viewing is strongly advised.

LOCATION

Bilton is a highly sought-after village located approximately two miles from Rugby town centre and Rugby railway station, where high-speed services reach London Euston in under 50 minutes. The village is also ideally placed for commuters, with excellent road connections to the A45, M45, M1 and M6, as well as regular local bus routes providing easy access into Rugby and the surrounding areas.

Bilton has retained its charm and character. At its heart lies a picturesque village green, famed in the spring for its stunning display of crocuses, offering a real sense of community and tradition.

The village boasts a wealth of amenities, making it an exceptionally convenient place to live. These include two supermarkets (with a Tesco Express at its centre), a choice of welcoming coffee shops, a range of takeaways and eateries, two popular public houses – The George and The Black Horse – as well as a chemist, doctor's surgery, dentist, hairdressers, beauty salon, butchers and other independent shops. This vibrant mix of facilities ensures everything you need is within easy reach, while still enjoying the atmosphere of a beautiful, historic village setting

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM
11' 4" x 11' 7" (3.45m x 3.53m)

UTILITY ROOM/WC
6' 2" x 6' 1" (1.88m x 1.85m)

LIVING DINING ROOM
17' 1" x 16' 10" (5.21m x 5.13m)

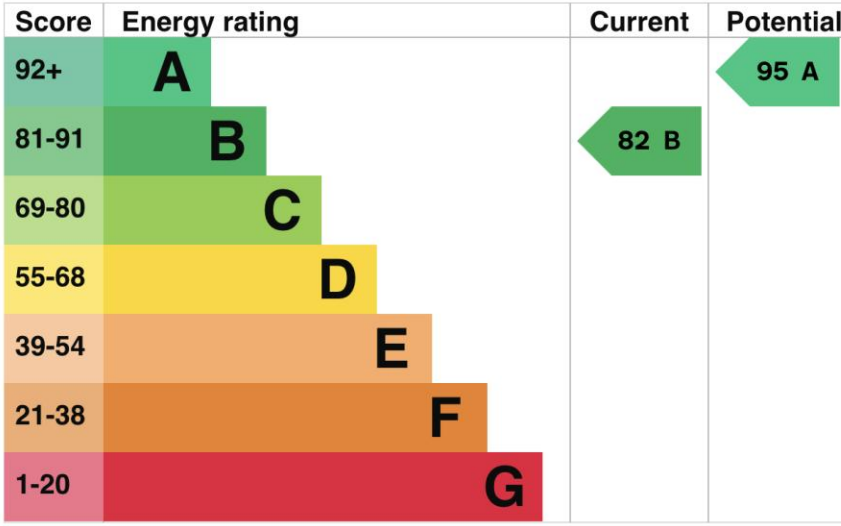
CONSERVATORY
13' 4" x 11' 10" (4.06m x 3.61m)

MASTER BEDROOM
11' 10" x 13' 4" (3.61m x 4.06m)

EN SUITE SHOWER ROOM
4' 3" x 8' 8" (1.3m x 2.64m)

BEDROOM TWO
10' 5" x 10' 8" (3.18m x 3.25m)

GARAGE
9' 3" x 17' 7" (2.82m x 5.36m)



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements