



**EDWARD KNIGHT**  
ESTATE AGENTS

60 BAWNMORE ROAD, BILTON, RUGBY, CV22 7QW

£595,000





## PROPERTY SUMMARY

Occupying a prime position within one of Rugby's most desirable residential areas, this beautifully presented four-bedroom detached family home offers generous and versatile accommodation, ideal for modern family living. The property further benefits from being located within an excellent school catchment area for all age groups.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, an elegant sitting room, a formal dining room, a well-appointed kitchen/breakfast room, utility room and a ground floor cloakroom. To the first floor are four well-proportioned bedrooms and a family bathroom.

The property is approached via a solid wood front door which opens into a spacious hallway featuring attractive parquet flooring, stairs rising to the first floor and access to a useful under-stair's storage cupboard. Doors lead through to the principal reception rooms and kitchen.

The parquet flooring continues into the sitting room, a bright and inviting space with French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living. Double doors lead from the sitting room into the dining room, which also enjoys French doors to the garden and an internal door through to the kitchen/breakfast room, making it ideal for both entertaining and family use.

The kitchen/breakfast room is light and airy, fitted with a traditional Belfast sink and a double range oven, and offers ample space for casual dining. A door leads through to the utility room, which houses the central heating boiler and provides space and plumbing for additional appliances.



To the first floor, the landing provides access to the loft space and all bedrooms. The principal bedroom benefits from built-in double wardrobes and an additional storage cupboard. Bedroom two enjoys dual-aspect windows with pleasant views over the rear garden, while bedrooms three and four are both well sized, with bedroom three overlooking the side and bedroom four enjoying rear garden views. The family bathroom is well appointed, featuring both a separate shower cubicle and an elegant roll-top bath.

Externally, the property boasts a substantial gravelled driveway to the front, providing off-road parking for up to six vehicles. Gated side access leads to the rear garden, which is particularly generous and private. The garden features a large patio area ideal for outdoor dining, a wide side section suitable for vehicular access, and a lawn bordered by a variety of mature shrubs, bushes and trees. The garden is fully enclosed by wooden fencing and also includes two large sheds, one of which benefits from power and lighting, as well as a recently constructed summer house currently utilised as a gym, offering excellent flexibility for home working, fitness or leisure use.

This impressive home combines spacious accommodation, a sought-after location and excellent outdoor space, making it an ideal choice for families.

#### LOCATION

Banwmore Road is regarded as one of Bilton's most charming and established residential roads, offering a peaceful setting while remaining exceptionally well connected. The property is ideally positioned within comfortable walking distance of the centre of Bilton, a highly sought-after area known for its strong community feel and excellent range of local amenities, including independent shops, supermarkets, cafés and well-regarded schools.



The nearby town of Rugby provides a wider selection of retail, leisure and dining facilities, together with a mainline railway station offering fast and regular services to London Euston, Birmingham and other major cities, making the location particularly attractive to commuters. Rugby is also well served by a network of major road links, including the M1, M6, M45 and A14, providing convenient access across the Midlands and beyond.







The area is especially renowned for its outstanding educational provision, with an impressive choice of both state and independent schools in and around Rugby. These include Bilton Grange, Rugby High School, Lawrence Sheriff School, Princethorpe College, Bloxham School and the internationally renowned Rugby School.

This desirable location combines charm, convenience and access to excellent transport links and schooling, making it an ideal setting for family living.

## GROUND FLOOR

### ENTRANCE HALL

### GUEST WC

### LIVING ROOM

18' 9" x 11' 11" (5.72m x 3.63m)

### DINING ROOM

14' 7" x 8' 11" (4.44m x 2.72m)

### KITCHEN

23' 5" x 13' 10" (7.14m x 4.22m)

### BREAKFAST ROOM

10' 10" x 9' 11" (3.3m x 3.02m)

### UTILITY ROOM

## FIRST FLOOR

### MASTER BEDROOM

15' 10" x 11' 11" (4.83m x 3.63m)

### BEDROOM TWO

13' 11" x 12' 7" (4.24m x 3.84m)

### BEDROOM THREE

10' 11" x 9' 11" (3.33m x 3.02m)

### BEDROOM FOUR

10' 1" x 7' 9" (3.07m x 2.36m)

### FAMILY BATHROOM

### OUTSIDE

### LARGE TIMBER FRAMED SHED

### SUMMER HOUSE

