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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Rugby



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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Amanda and Sian were fantastic from start to finish. Made the journey of selling my property very easy and stress free. Would highly recommend.

Clare, Rugby - 15th November about Amanda and Sian

21 BEECH DRIVE

RUGBY, CV22 7LT

-  Extended Detached Property
-  Three Double Bedrooms
-  Large Downstairs Space / Two Reception Rooms
-  Sizeable 'In and Out' Style Driveway With Garage (and Electric Door)
-  Large, Private, South Facing Rear Garden
-  Replaced Downstairs Cloakroom and Separate Utility Room
-  Replaced Family Shower Room
-  Immaculate Condition
-  Quiet, Cul-De-Sac Location

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Three Bedroom Detached Property For Sale in Bilton, Rugby.

This extended immaculate detached home sits in a quiet tree lined cul-de-sac within easy walking distance to local schools and Bilton village amenities. The property has been meticulously cared for and maintained by its current owners. Set back from the road with a generous in and out driveway there is plenty of parking. There's a handy porch to the front as well as a personal door to the garage at the front too. The welcoming hallway has replaced Karndean flooring which continues into the replaced cloakroom. A handy cupboard hides away coats and shoes and the stairs lead to the first floor. The living space is both bright and spacious. The bright lounge has been extended and being south facing benefits from the sun. There's a feature fireplace which makes the room feel cosy in the winter. A lovely feature are the new pocket doors enabling the space to be opened when entertaining combining the dining area or closed off for a cosy feel or for those who prefer a separate lounge/diner. Both sets of patio doors leading to the garden have also been replaced.

The kitchen to the front has ample storage and built-in appliances as well as replaced Karndean flooring with a door leading directly into the garage and utility area. The utility area is fantastic for those with children or pets or very handy if you've been gardening with a door leading directly to the garden. There's ample storage in the utility as well. Upstairs there are three double bedrooms all with built in wardrobes. The second bedroom has a built-in shower, perfect for guests or teenagers. The bathroom has been replaced into a new shower room with a lovely rain head shower and double cubicle. Once again plenty of storage upstairs with the airing cupboard housing the combination boiler which is serviced annually. The property is beautifully decorated, and the carpets have all been replaced. The outside is just as nice as the inside, the lovely south facing garden is private and has a lovely patio area for al fresco dining. There's a shed and further seating area. The garage is a generous size with an electric door as well as power and light.



LOCATION

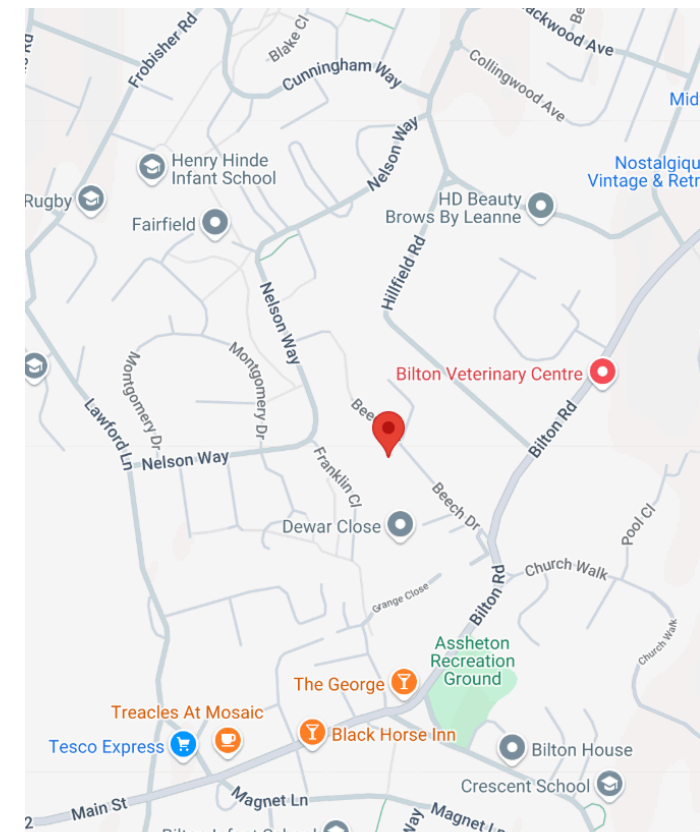
Beech Drive is a lovely tree-lined drive within the Bilton area of Rugby.

Close to local schools and all the amenities available in the village it is a lovely area to live.

The village green with the "stocks" is a blaze of colour in spring when the crocuses pop up and at Christmas a tree is always erected in December donated by the local shop owners.

There are many shops, a Post Office, pubs and takeaways.

The Cheese on The Green is very popular, and you can get a great sandwich at Granny's.



Council Tax: D EPC: D

"This is a lovely home in a great area that is well worth coming to view."

