



**Dorset Close, Rugby, Warwickshire**  
**Offers In The Region Of £355,000**

crowhurst  
gale





# Dorset Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to offer for sale this well presented four bedroom family home situated within a quiet cul-de-sac location in the highly sought after residential area of Cawston Grange, Rugby.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, take away outlets, newsagents and excellent schooling for all ages. More comprehensive facilities are available in nearby Bilton village and Rugby Town Centre. The property briefly comprises: entrance hall, lounge, kitchen/dining room with separate utility room and ground floor cloakroom/w.c.

To the first floor there is a principal bedroom with en-suite shower room, bedroom two and family bathroom. To the second floor there are two further double bedrooms. The property benefits from Upvc double glazing and gas fired central heating to radiators. Externally, the property has an enclosed rear garden and to the front is off road parking which leads to a single garage.

## Entrance Hall

Stairs to first floor. Doors to:

## Ground Floor WC

WC and washbasin.

## Lounge 17'1" x 10'3" (5.21 x 3.14 )

Window to front and sliding patio doors to the rear. Wooden flooring

## Kitchen/Dining Room 16'11" x 8'11" (5.18 x 2.74)

Fitted kitchen with fitted cooker and hob. Window to rear overlooking the rear garden. Dining area.

## Utility Room 5'10" x 5'7" (1.80 x 1.71 )

'Baxi' boiler. Space and plumbing for washing machine and tumble dryer. Door leading outside.

## First Floor Landing

Window to the rear. Stairs to second floor. Doors leading to:





**Bedroom One 9'10" x 10'6" (3.00 x 3.21)**

Window to front.

**En-suite 6'9" x 4'7" (2.08 x 1.42 )**

Window to rear. Shower, WC and washbasin.

**Bedroom Two 10'0" x 10'6" (3.06 x 3.21)**

Window to front. Storage cupboard.

**Bathroom 6'9" x 6'3" (2.08 x 1.91)**

Window Bath with shower fitted over. WC and basin.

**Second Floor Landing**

'Velux' Doors to:

**Bedroom Three 12'7" x 10'7" (3.86 x 3.25 )**

Window to front.

**Bedroom Four 10'0" x 11'3" (3.07 x 3.44)**

Window to front.

**Rear Garden**

Laid to lawn with two patio areas. Gate giving access to parking area and garage.

**Garage**

Single garage

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Tax Band**

Tax Band: C

**Local Authority**

Rugby Borough Council

**Tenure**

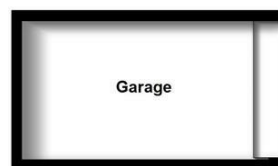
Freehold

**Viewing**

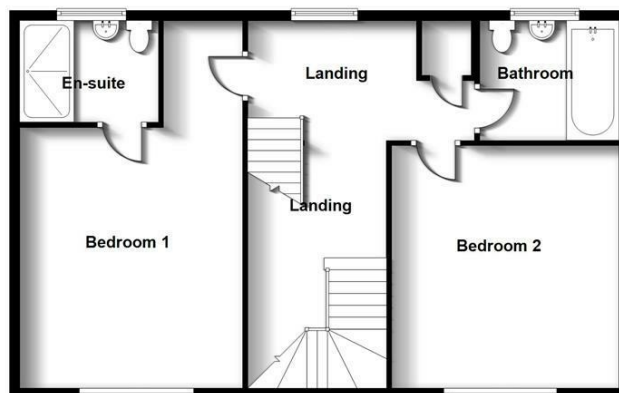
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



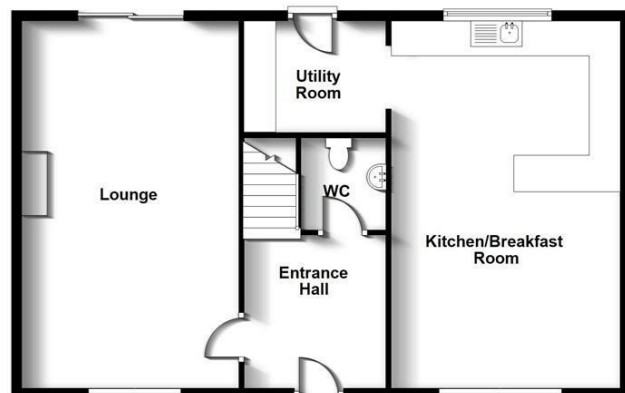
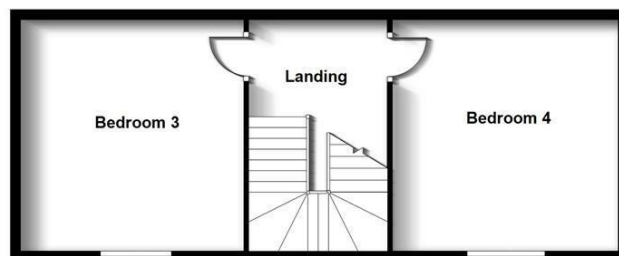
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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