

**18 Brudenell Close  
Cawston  
RUGBY  
CV22 7GN**

**£425,000**



- **FOUR BEDROOM**
- **KITCHEN / DINING ROOM**
- **INTEGRAL GARAGE**
- **GROUND FLOOR WC**
- **ENCLOSED REAR GARDEN**

- **DETACHED FAMILY HOME**
- **FAMILY ROOM**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Horts Estate Agents are delighted to offer for sale this substantial four bedroom family home located in the desirable area of Cawston. In brief the accommodation comprises, entrance hall, lounge, second reception room, spacious kitchen/dining/family room, utility room, downstairs cloakroom, four bedrooms with ensuite to master, a refitted family bathroom, integrated garage and front and rear gardens. This property is ideally located close to well regarded schools including Cawston Grange Primary School and Rugby's outstanding independent preparatory school. There are countryside walks and local shops close by and easy access to Rugby relief road which is ideal for commuters requiring the town centre or M6. Early viewing of this fabulous home is considered essential.

### **Accommodation Comprises**

Entry via part glazed front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors off to lounge, kitchen and cloakroom.

#### **Lounge**

15'3" x 12'10" (4.67m x 3.92m)

Bay window to front aspect. Window to side aspect. Feature fireplace with gas living flame fire, conglomerate hearth and surround. Two radiators. Door to:

#### **Family Room**

14'9" x 8'4" (4.51m x 2.55m)

French doors opening to rear garden. Radiator. Door to Kitchen

#### **Kitchen / Dining / Family Room**

##### **Kitchen Area**

10'7" x 10'5" (3.23m x 3.20m)

Fitted with a range of base and wall mounted units with work surface space incorporating a one and a half bowl sink and drainer with mixer tap over. Freestanding Rangemaster cooker with extractor canopy over. Integrated dishwasher. Recessed spotlights. Ceramic tiled floor.

##### **Dining / Family Area**

9'8" x 20'5" (2.97m x 6.23m)

Two windows to rear aspect. French doors opening to side. Further part glazed door to opposite side aspect. Two radiators. Door to utility.

##### **Utility Room**

5'0" x 9'1" (1.53m x 2.79m)

Wall mounted gas central heating boiler. Space and plumbing for a washing machine and dishwasher. Door to integral garage.

##### **Cloakroom**

Wash hand basin and low level w.c.

##### **First Floor Landing**

Window to front aspect. Access to loft space. Airing cupboard with hot water cylinder. Doors off to bedrooms and bathroom.

**Bedroom One**

13'3" x 12'8" (4.06m x 3.87m)

Window to front aspect. Radiator. Built in triple wardrobe. Door to ensuite.

**Ensuite Shower Room**

With suite to comprise; corner shower cubicle, pedestal wash hand basin and low level w.c. Coordinating part tiled walls. Radiator. Shaver point. Opaque window to side elevation.

**Bedroom Two**

11'2" x 11'10" (3.42m x 3.61m)

Window to front aspect. Radiator. Built in double wardrobe.

**Bedroom Three**

10'9" x 11'10" (3.28m x 3.61m)

Window to rear aspect. Radiator. Built in double wardrobe.

**Bedroom Four**

10'7" x 11'1" (3.25m x 3.38m)

Window to rear aspect. Radiator. Built in bedroom furniture.

**Family Bathroom**

Refitted with a suite to comprise; panelled bath with mixer shower over, wall mounted wash hand basin with storage below, and low level w.c. with concealed cistern. Heated towel radiator. Recessed spotlights. Opaque window to rear elevation.

**Externally****Front Garden**

Area laid to lawn. Off road parking for two vehicles. Pathway to entrance.

**Garage**

17'3" x 9'2" (5.28m x 2.80m)

With up and over style door. Power and light connected.

**Rear Garden**

Mainly laid to lawn. Two patio areas. Timber panel fencing to boundaries. Gated pedestrian access.

**Agents Note**

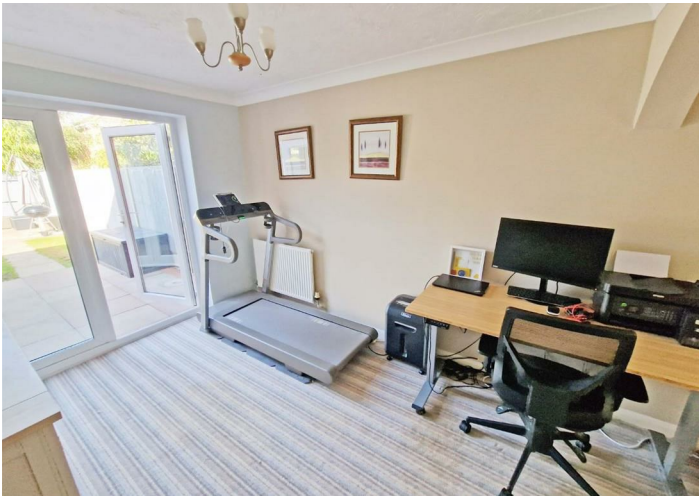
Local Authority: Rugby

Council Tax Band: F

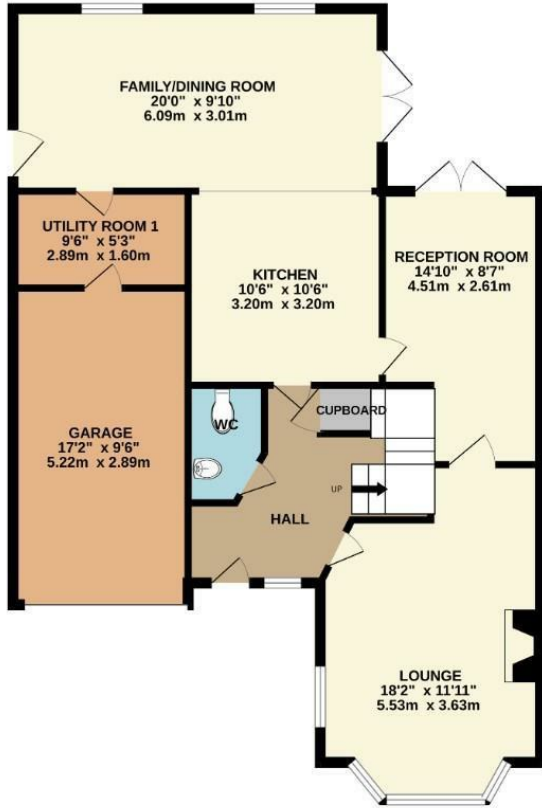
Energy Efficiency Rating: C



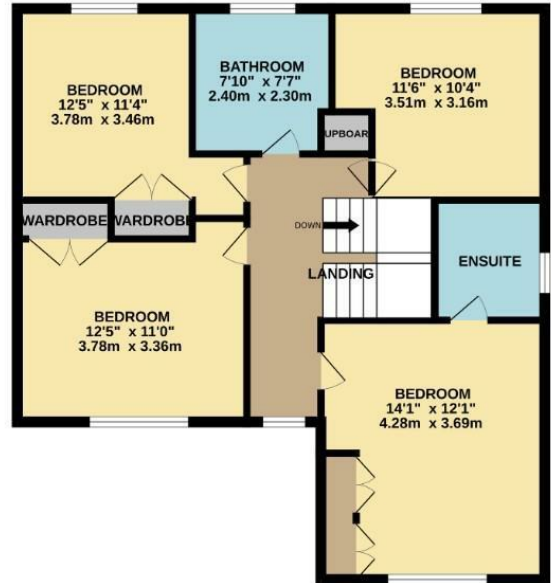




GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">70</span> <span style="font-size: 2em; margin-left: 20px;">82</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.