

**31 Judith Way
Cawston
RUGBY
CV22 7FY
£475,000**



- **FOUR BEDROOM**
- **CONSERVATORY**
- **LOUNGE / DINING ROOM**
- **UTILITY ROOM**
- **DOUBLE GARAGE AND PARKING**

- **DETACHED FAMILY HOME**
- **KITCHEN / BREAKFAST ROOM**
- **STUDY AND CONSERVATORY**
- **ENSUITE FACILITIES**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached family home located in the popular area of Cawston. 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. In brief the accommodation comprises; entrance hall, study, lounge / dining room, kitchen / breakfast room, conservatory, utility room and ground floor w.c. four bedrooms, ensuite shower room and a family bathroom. Externally there are front and rear gardens a detached double garage and off road parking. This property also benefits from upvc double glazing and gas radiator central heating.

Accommodation Comprises

Entry via part glazed entrance door into:

Entrance Hall

Stairs rising to first floor. Under stairs storage cupboard. Radiator. Doors off to lounge, study and kitchen. Door to:

Cloakroom / W.C.

With pedestal wash hand basin and low level w.c. Radiator. Frosted window to front elevation.

Study

10'1" x 8'2" (3.09m x 2.49m)

Window to front. Radiator.

Lounge / Dining Room

A spacious open plan room.

Lounge Area

16'1" x 11'9" (4.92m x 3.60m)

Window to front. Feature fireplace with living flame gas fire. Radiator. Laminate flooring.

Dining Area

10'5" x 9'6" (3.19m x 2.90m)

French doors into conservatory. Radiator. Laminate flooring. Door to kitchen.

Conservatory

9'6" x 9'3" (2.90m x 2.82m)

Windows to rear and side aspects. French doors opening to garden.

Kitchen / Breakfast Room

17'5" x 10'5" (5.32m x 3.19m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Built in double oven. Gas hob with extractor over. Space and plumbing for a washing machine. Space for an American style fridge/freezer. Radiator. Ceramic tiled floor. Two windows to rear.

Utility

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Storage cupboard. Wall mounted boiler. Radiator. Door to garden.

First Floor Landing

Access to loft space. Airing cupboard with hot water tank. Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 12'9" (4.00m x 3.90m)

Window to front. Built in wardrobes. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle with electric shower, vanity unit with wash hand basin and low level w.c. with concealed cistern. Tiled walls. Heated towel radiator. Frosted window to front.

Bedroom Two

11'9" x 9'6" (3.60m x 2.90m)

Window to rear. Radiator.

Bedroom Three

13'6" x 8'2" (4.13m x 2.49m)

Window to front Radiator.

Bedroom Four

10'9" x 9'10" (3.30m x 3.00m)

Window to rear. Radiator.

Bathroom

With suite to comprise. paneled bath with electric shower over, pedestal wash hand basin and low level. w.c. Radiator. Frosted window to rear.

Front Garden

Laid to lawn with pathway to entrance. Maturing trees and shrubs to boundaries.

Rear Garden

Mainly laid to lawn with maturing trees and shrubs.

Detached Double Garage

With two up and over style doors. Off road parking to the front.

Agents Note

Local Authority: Rugby

Council Tax Band: F

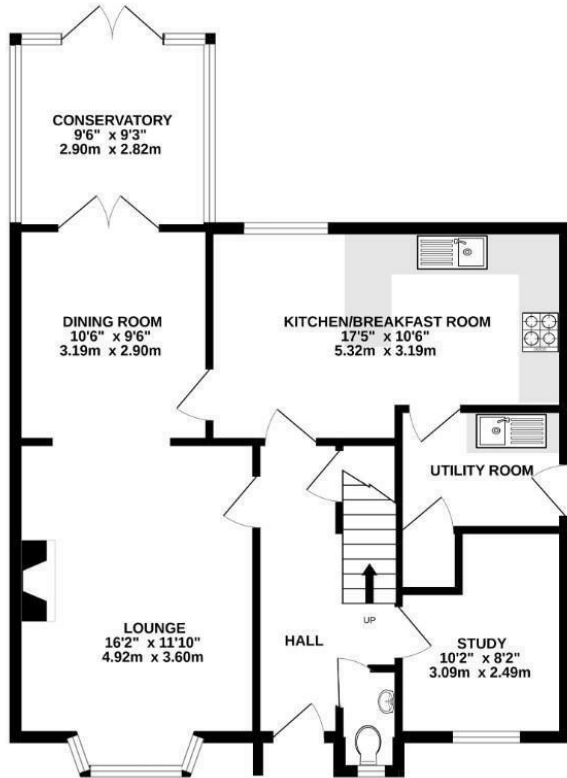
Energy Efficiency Rating: C



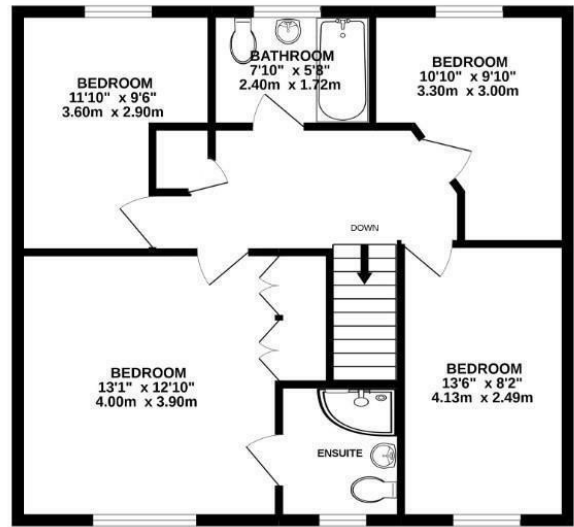




GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

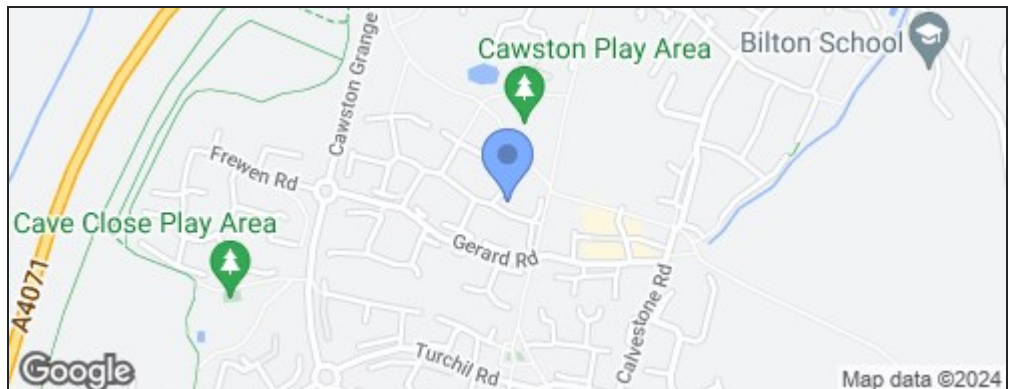


1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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	



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.