

**10 Spottiswood Close
Cawston
RUGBY
CV22 7GP
£450,000**



- **FOUR BEDROOM**
- **OPEN PLAN KITCHEN/DINING/FAMILY AREA**
- **NEWLY FITTED KITCHEN**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING**

- **EXTENDED FAMILY HOME**
- **SEPARATE LOUNGE**
- **REFITTED BATHROOMS**
- **UTILITY ROOM AND CLOAKROOM**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A much improved and extended four bedroom detached family home located in a cul de sac location within the popular residential development of Cawston. This property additionally benefits from a refitted kitchen and newly fitted bathrooms, a well maintained rear garden, off road parking for three cars, gas radiator central heating and upvc double glazing. In brief, the spacious accommodation comprises; entrance hall, lounge, open plan kitchen / breakfast / dining / family room with bifold doors opening to the garden, utility room, ground floor cloakroom, four bedrooms, and ensuite shower room and a family bathroom.

The highly sought after area of Cawston is well served by a range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's major road networks including the A45, M45, M1 and M6. And is just a ten minute drive from Rugby train station, which operates mainline services to London Euston, Birmingham New Street.

Accommodation Comprises

Entry via partly glazed composite door into:

Entrance Hall

Tiled floor. Radiator. Dog leg staircase rising to first floor landing. Doors to:

Downstairs Cloakroom

Low level w.c. with concealed cistern. Vanity unit with inset wash hand basin and drawers and cupboards under. Radiator. Tiled walls. Tiled floor. Frosted window to side elevation.

Lounge

16'4" x 11'2" (5.00m x 3.42m)

Bay window to front aspect. Feature fireplace. Coved ceiling two radiators. Twin glazed doors to dining area.

Kitchen/Breakfast/Family/Dining Room

24'11" x 15'3" (7.62m x 4.67m)

An 'L' shape room. Measurements do not include dining area.

Kitchen Area

Refitted with a wide range of base and eye level units, with work surface space incorporating an acrylic sink unit with mixer shower tap. Central island. Built in Smeg cooking range with extraction canopy over. Space for a fridge/freezer. Built in dishwasher. Tiling to splash areas. Tiled floor. Velux skylight windows. Window overlooking rear garden. Contemporary high level radiator. Inset spotlights.

Breakfast/Family Room

Bifold doors to rear garden. Tiled floor. Two contemporary radiators. Further Velux skylights. Inset spotlights. Television facilities.

Dining Area

11'5" x 11'2" (3.50m x 3.42m)

Inset spotlights. Tiled floor. Door to hallway.

Utility Room

8'6" x 7'9" (2.60m x 2.38m)

(created from surplus garage space.) Work surface space. Space and plumbing for a washing machine. Space for a tumble dryer. Further space for a fridge/freezer. Tiled floor. Coat hanging space. Service door to garage.

First Floor Landing

Window to side aspect. Radiator. Cupboard housing oversized hot water cylinder. Access to loft space. Doors to:

Bedroom One

14'0" x 10'9" (4.29m x 3.30m)

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

Ensuite

With suite to comprise; shower cubicle with mixer shower, wash hand basin with vanity drawer under, and a close coupled w.c. Extraction fan. Tiling to splash areas. Radiator. Tiled floor. Frosted window to front elevation.

Bedroom Two

12'2" x 10'9" (3.71m x 3.30m)

Window to rear aspect. Built in wardrobe. Wood laminate floor covering. Radiator.

Bedroom Three

9'2" x 9'2" (2.81m x 2.80m)

Window to rear. Radiator.

Bedroom Four

9'2" x 7'2" (2.80m x 2.19m)

Window to rear. Wood laminate floor covering. Radiator.

Family Bathroom

Replacement three piece suite to comprise; panelled bath with shower screen and mixer shower over, wash hand basin with vanity unit and low level w.c. with concealed cistern. Extraction fan. Chrome towel radiator. Metro tiles. Wood laminate floor covering. Frosted window to front elevation.

Front Garden

Block effect resin driveway providing off road parking for two vehicles. Pathway to entrance.

Garage

8'6" x 7'9" (2.60m x 2.38m)

With up and over door. Ideal for bicycles and storage space. Door into utility area.

Rear Garden

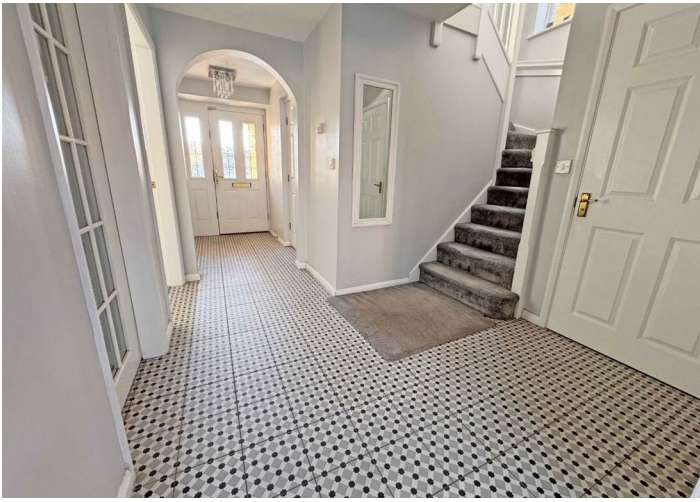
Paved patio area. Area laid to lawn. Flower shrub and evergreen borders. Side pedestrian access. Enclosed by timber panel fencing.

Agents Note

Local Authority: Rugby

Council Tax Band: E

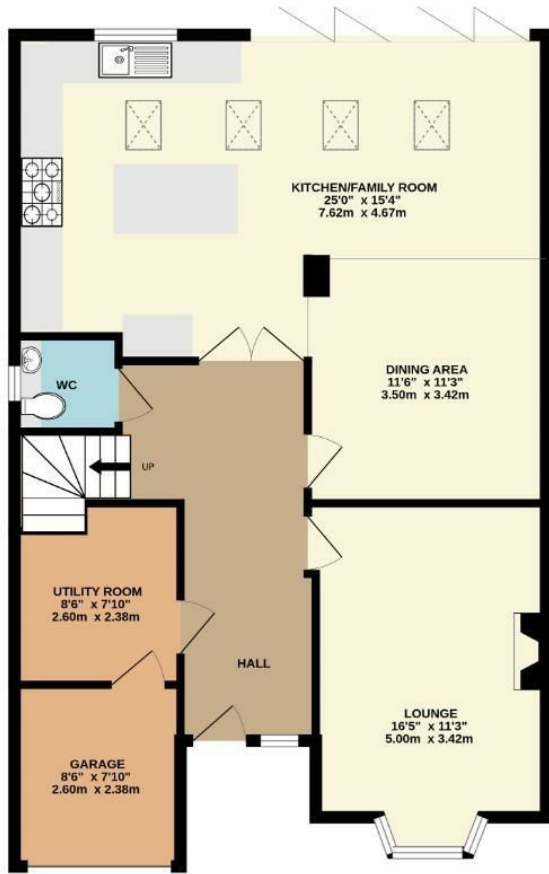
Energy Efficiency Rating: C



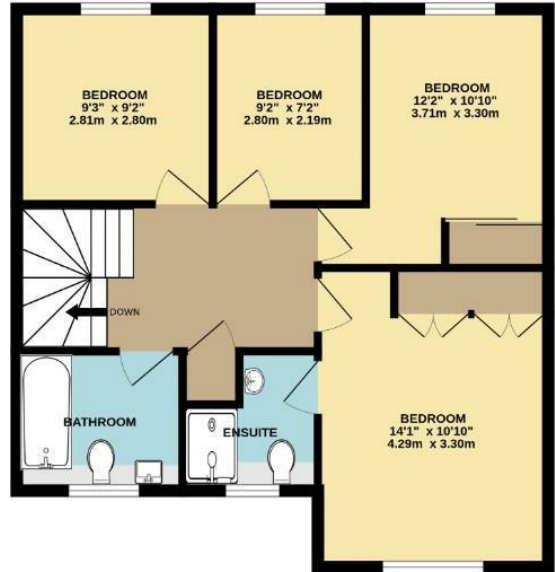




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



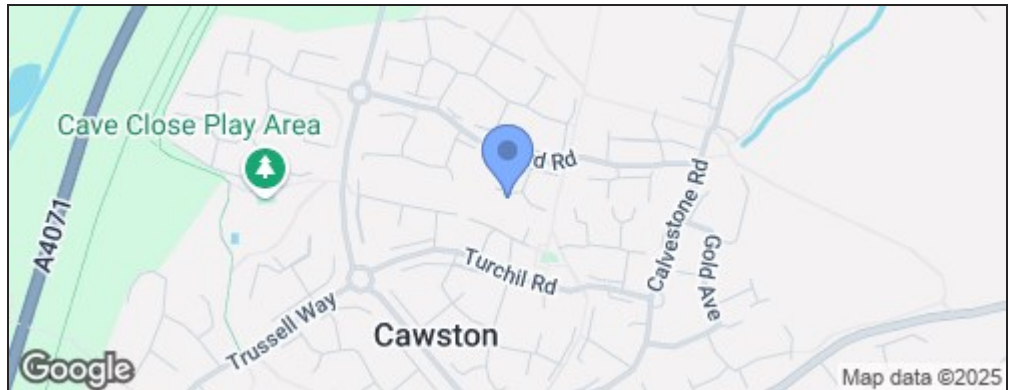
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 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) A		
(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	



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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.