

**20 Francis Drive
Cawston
RUGBY
CV22 7FS**

Guide Price £565,000



- **FOUR DOUBLE BEDROOMS**
- **CONSERVATORY AND STUDY**
- **DOUBLE GARAGE WITH OFF ROAD PARKING**
- **SOLAR PANELS AND AIR SOURCE HEATING**
- **ENCLOSED LANDSCAPED REAR GARDEN**

- **LOUNGE AND DINING ROOM**
- **KITCHEN/BREAKFAST ROOM AND UTILITY ROOM**
- **TWO ENSUITES AND A BATHROOM**
- **UPDATED TO A HIGH SPECIFICATION**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A refined four-bedroom detached residence positioned at the end of a quiet cul-de-sac on an impressive corner plot in the sought-after Cawston area. The ground floor offers a welcoming entrance hall, an elegant lounge, a formal dining room, a spacious kitchen and breakfast room, a dedicated study, a bright conservatory, a utility room and a cloakroom. The first floor features a luxurious principal bedroom complete with dressing area and ensuite shower room, a second double bedroom with its own ensuite, along with two additional double bedrooms and a contemporary family bathroom.

The landscaped rear garden provides a generous and private outdoor space, complemented by a double garage with an EVC point and ample driveway parking. Recent upgrades include a modern kitchen fitted with Bosch appliances, stylishly refitted bathrooms, solar panels and air-source heat pump.

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 upvc double glazed front entrance door.

Entrance Hall

A spacious hallway with stairs rising to the first floor. Understairs storage cupboard. Laminate floor covering. Window to front. Radiator. Doors off to kitchen, study, lounge, and cloakroom/w.c.

Study / Home Office

8'2" x 6'6" (2.51m x 1.99m)

Window to front. Radiator.

Cloakroom / W.C.

3'8" x 5'2" (1.12m x 1.58m)

White high gloss suite to comprise: wall mounted corner wash hand basin with mixer tap and tiled splash backs. and low level w.c. Radiator. Frosted window to front elevation.

Lounge

23'5" x 12'11" (7.16m x 3.94m)

Bay window to front. Radiator. French doors to rear garden. Opening through to:

Dining Room

11'10" x 10'9" (3.61m x 3.30m)

French doors with side windows to rear garden.

Conservatory

12'6" x 12'9" (3.83m x 3.89m)

A modern conservatory with a porcelain tiled floor. Wall mounted electric heater. Modern stone to side. Sliding doors. Electric remote control blinds.

Kitchen/Breakfast Room

12'10" x 14'11" (3.92m x 4.57m)

Base and wall mounted walnut cupboards. Engineered stone work surfaces. One and a half bowl sink with mixer tap over. Tiled splashbacks. Fitted with Bosch appliances to include; four piece induction hob with extractor hood over, oven, multifunction oven with microwave and steam functions, dishwasher, and an American style fridge/freezer. Spotlights. Karndean flooring. Window to rear aspect with fitted blinds.

Utility Room

8'3" x 6'1" (2.52m x 1.86m)

Space for a washing machine and tumble dryer. Fuse box. Solar panel controls. Window to front aspect. Door to side.

First Floor Landing

Access to the insulated and fully boarded loft. Airing cupboard housing heating system controls. Radiator.

Bedroom One

12'11" x 12'9" (3.96m x 3.90m)

Window to rear. Radiator.

Dressing Area

10'11" x 3'11" (3.33m x 1.20m)

Fitted double wardrobes. Window to front. Radiator. Door to:

Ensuite Bathroom

10'4" x 6'0" (3.17m x 1.85m)

White high gloss suite to include; double walk in rainfall shower, wash hand basin with mixer tap and storage beneath, low level w.c. Chrome towel radiator. Heated mirror. Spotlights. Tiled flooring. Further low level storage cupboard. Frosted window to front elevation.

Bedroom Two

10'5" x 13'7" (3.19m x 4.16m)

Two windows to front. Radiator. Storage cupboard. Door to:

Ensuite Shower Room

6'9" x 7'9" (2.07m x 2.38m)

Double shower cubicle with mixer shower and spotlights, inset wash hand basin with storage beneath, low level w.c. electric shaver point. Heated mirror. Tiled floor. Chrome heated towel radiator.

Bedroom Three

11'1" x 11'11" (3.40m x 3.65m)

Window to rear. Radiator. Built in storage cupboard.

Bedroom Four

9'7" x 10'5" (2.94m x 3.19m)

Window to rear. Radiator.

Bathroom

6'9" x 7'9" (2.07m x 2.38m)

White high gloss suit to comprise bath with electric shower over, inset wash hand basin with storage beneath, and low level w.c. Chrome ladder radiator. Spotlights. Wall mounted storage cupboard. Window to front elevation.

Front Garden

Driveway providing off road parking for several vehicles and access to garage. Access to rear garden.

Double Garage

Two up and over doors. Power and light connected. Solar panels. External EV charger. Pedestrian side door. Part of the garage has been sectioned off and could be used as a gym/store.

Rear Garden

A landscaped garden. Mainly laid to lawn. Porcelain tiled patio. Slate area. Variety of fruit trees. Maturing shrubs, trees and flower beds. Outside tap. Enclosed by brick wall and timber fencing. Log store. Summerhouse with log burner.

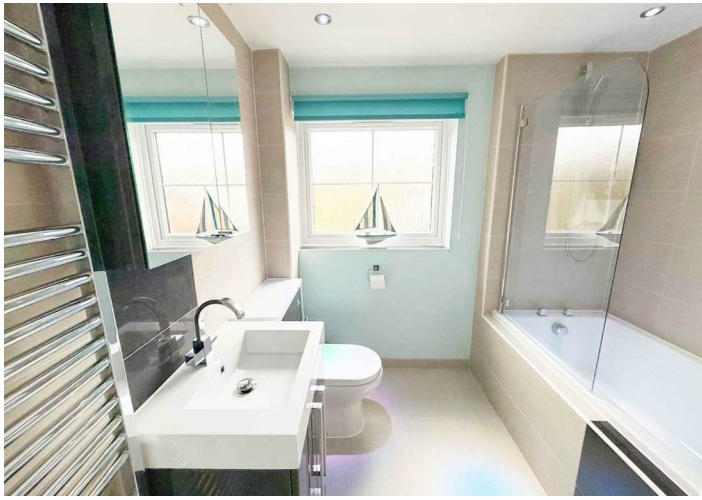
Agents Note


Council Tax Band: F

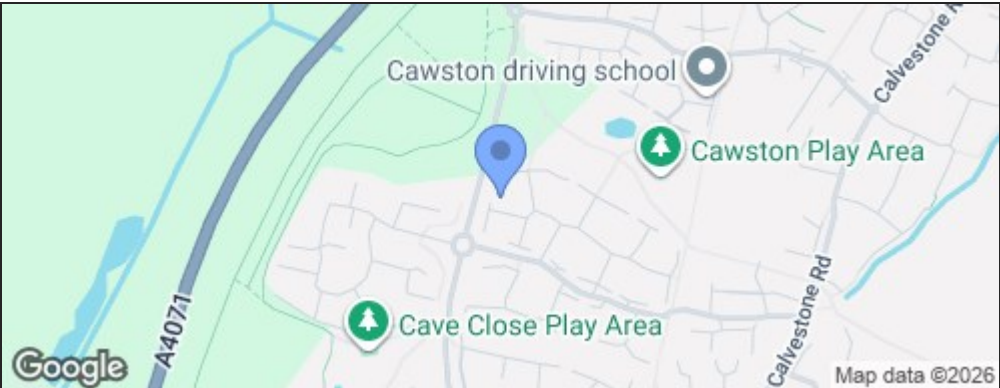
Energy Efficiency Rating: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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.