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Durrell Drive, Cawston
Guide Price £495,000

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ESTATE AGENTS

Durrell Drive, Cawston, Rugby

Durrell Drive, Cawston, Rugby, this splendid four-bedroom detached house on Durrell Drive offers a perfect blend of comfort and modern living. Spanning an impressive 1,573 square feet, this property is ideal for families seeking space and convenience. Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen is designed for practicality, making meal preparation a delight. The property boasts four spacious bedrooms, with the master suite featuring an en suite bathroom, ensuring privacy and comfort for the homeowners. In addition to the en suite, there are two well-fitted bathrooms, catering to the needs of a busy family. The exterior of the property is equally impressive, with off-road parking available for four / five vehicles, a rare find in many homes. The double glazing throughout the house not only enhances energy efficiency but also contributes to a peaceful living environment.

Entrance Hall

Entered via double glazed door. Doors to

Cloakroom

Low flush WC. Wash hand basin. Radiator. Extractor fan.

Lounge 18'8" x 11'8" (5.71 x 3.57)

Radiator. Double glazed bay window to front.

Dining Room 15'2" x 10'11" (4.63 x 3.35)

Access from lounge via double doors. French double glazed doors to rear garden.



Kitchen 15'3" x 11'10" (4.65 x 3.63)

An extensive array of base cupboards and drawers with worktop above. Eye level units above. Built in dishwasher. Gas hob with extractor fan above. Double bowl sink unit with drainer and mixer tap. Built in electric double fan assisted oven. Built in fridge / freezer. Wine rack. Tiled splash areas. Window to rear.

First Floor Landing

Access to loft. Door's to

Bedroom One

Built in wardrobes. Two double glazed windows to front. Radiator.

En Suite

Large walk in glazed shower with tiled splash areas. Low flush WC. Wash hand basin. Herringbone style flooring. Tiled splash areas. Window to side.

Bedroom Two 11'1" x 10'2" (3.39 x 3.11)

Radiator. Window to rear.

Bedroom Three 16'0" x 8'3" (4.90 x 2.54)

Built in wardrobe. Radiator.

Bedroom Four 11'6" x 8'3" (3.51 x 2.54)

Radiator. Window to rear.

Family Bathroom

White suite with panelled bath with glazed shower screen and fitted shower. Low flush WC. Wash hand basin. Tiled splash. Window to rear.

Rear Garden

Larhge timber decked patio area. Majority of the rear garden is laid to lawn with a timber shed. Fully enclosed by timber panel fencing. Additional paved patio. Gated side access.

Front Garden

Laid to lawn with private aspect to front. Tarmac drive with off road parking for 3-4 vehicles.

Parking



About Rugby

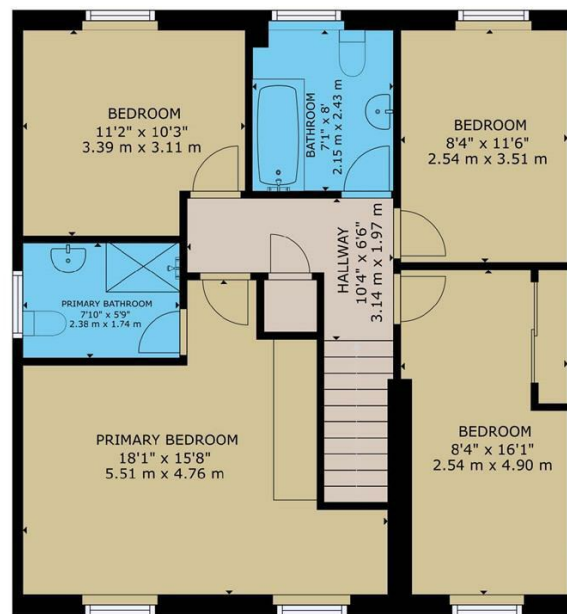
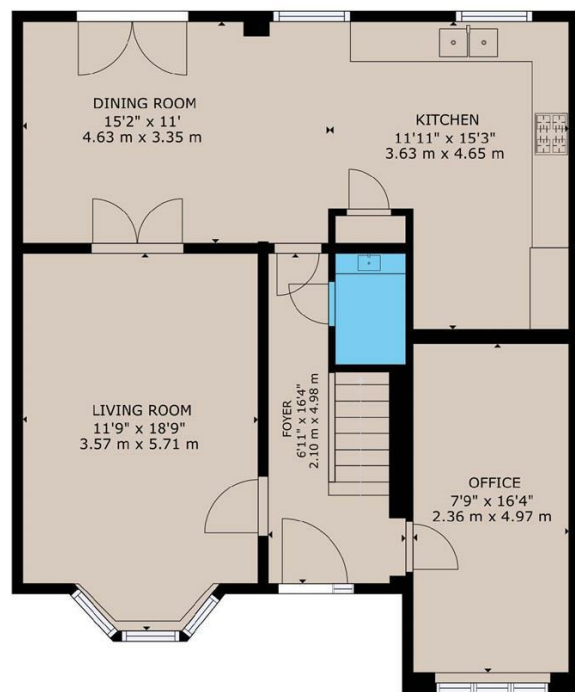
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the



borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
FLOOR 1: 802 sq ft, 74.52 m², FLOOR 2: 771 sq ft, 71.69 m²
TOTAL: 1573 sq ft, 146.21 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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