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4 Durrell Drive Cawston, Rugby, CV22 7GW

Tucked away down a small private offshoot of Durrell Drive, shared with just two neighbouring properties, this beautifully presented four-bedroom detached family home enjoys a wonderful sense of peace, privacy and space. Surrounded by mature trees and greenery, the setting feels secluded yet remains conveniently close to all local amenities, schools and transport links.

The accommodation is generously proportioned throughout, comprising an inviting entrance hallway, a bright and comfortable lounge, a separate formal dining room, and a well-appointed kitchen breakfast room. There is also a useful utility room and a guest WC completing the ground floor.

Upstairs, there are four double bedrooms, including a superb principal bedroom with a refitted en-suite shower room, and a modern family bathroom serving the remaining bedrooms.

Guide price £440,000

4 Durrell Drive

Cawston, Rugby, CV22 7GW



- Detached family home in a secluded setting
- Lounge and separate dining room
- Modern family bathroom
- Sought-after location close to schools, shops and transport links
- Four double bedrooms
- Kitchen breakfast room plus utility and guest WC
- Private rear garden with patio and lawn
- Positioned down a private offshoot with just three houses
- Refitted ensuite to the principal bedroom
- Garage with electric door and driveway parking

Entrance Hall

16'3" x 5'10" (4.96 x 1.79)

Lounge

18'9" x 11'7" (5.74 x 3.55)

Dining Room

10'11" x 10'7" (3.34 x 3.24)

Breakfast Kitchen

15'10" x 10'11" (4.84 x 3.33)

Utility Room

8'8" x 5'11" (2.66 x 1.82)

Guest WC

5'8" x 2'10" (1.75 x 0.88)

Bedroom One

18'0" x 15'6" (5.49 x 4.74)

En-Suite

7'10" x 5'9" (2.39 x 1.77)

Bedroom Two

16'6" x 8'4" (5.05 x 2.55)

Bedroom Three

11'4" x 8'4" (3.47 x 2.55)

Bedroom Four

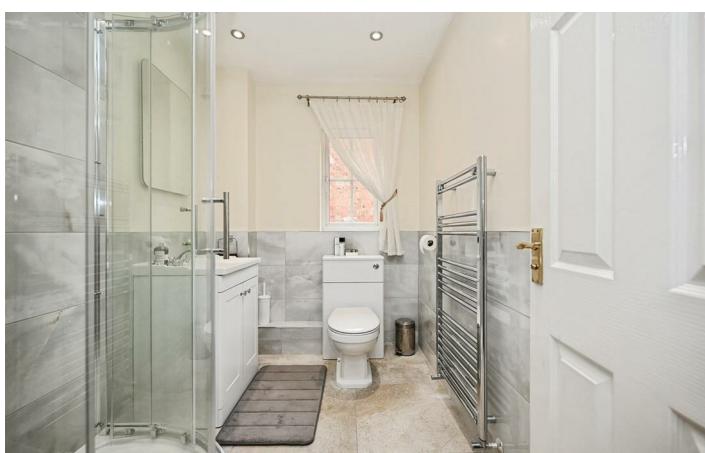
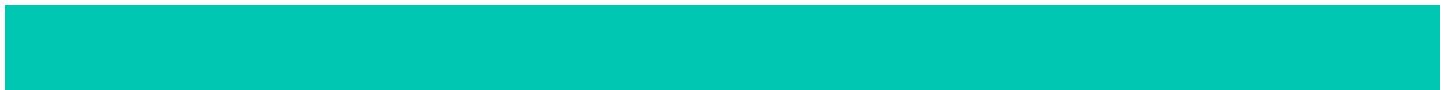
11'2" x 7'10" (3.41 x 2.39)

Family Bathroom

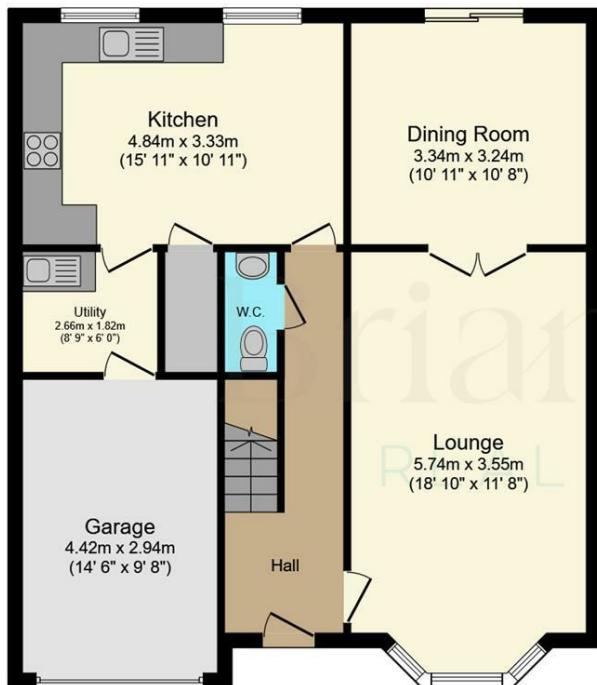
7'11" x 6'11" (2.42 x 2.12)



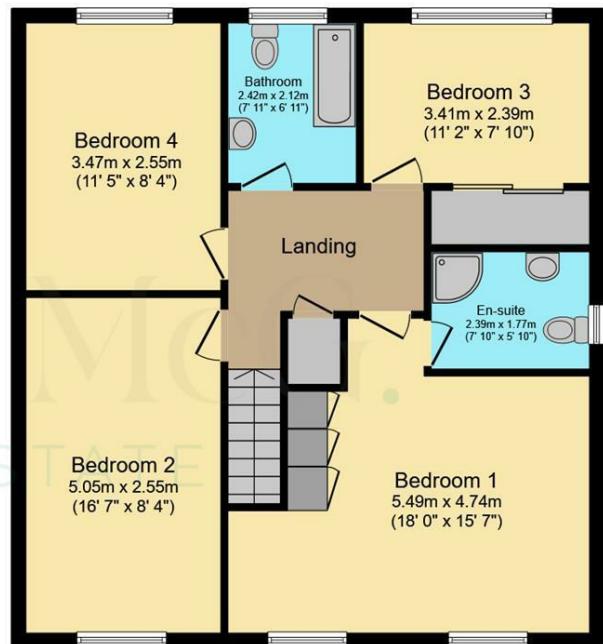
Directions



Floor Plan



Ground Floor
Floor area 80.8 sq.m. (870 sq.ft.)



First Floor
Floor area 77.9 sq.m. (839 sq.ft.)

Total floor area: 158.7 sq.m. (1,708 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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