



Ellis Brooke



8 Stanford Way

Cawston, Rugby, CV22 7ZR

Offers in excess of £525,000



8 Stanford Way

Cawston, Rugby, CV22 7ZR

Offers in excess of £525,000



Hallway

Composite front door with double glazed panel. Double glazed vertical windows to both sides. Stairs to first floor. Porcelain tiled floor. Doors to all accommodation. Under-stairs cupboard. Additional storage cupboard. Radiator.

Lounge

20' + bay x 11'6" (6.10m + bay x 3.51m)
Double glazed square walk-in bay window to the front aspect. Double glazed French Doors to the rear aspect. Door into Kitchen Diner. Two radiators. TV point. Wood effect flooring.

Kitchen Diner

20'8" x 10'3" (14'7" max) (6.30m x 3.12m (4.45m max))
Double glazed windows to the rear aspect plus French Doors. Continuation of porcelain tiled flooring. Door to Utility Room. Door onto Hallway. Radiator. Full range of stylish base & eye level units with work surface over. Composite sink with mixer tap. Tiling to splashbacks. Integrated Smeg Double Oven (one part also microwave) with warming drawer. Integrated Smeg Fridge & Freezer. Integrated Smeg Dishwasher. 5 ring gas hob with extractor. Inset spotlights.

Utility

11' x 5'3" (3.35m x 1.60m)
Double glazed door onto Driveway. Continuation of porcelain tiled floor. Additional composite sink. Further base level cupboards with work surface.

Corner cupboard housing boiler. Extractor. Radiator.

Family Room

11'1" x 9'8" (3.38m x 2.95m)
Double glazed window to the front aspect. Radiator. Wood effect flooring.

Guest WC

Double glazed window to the side aspect. Continuation of porcelain tiled floor. Radiator. Low flush WC. Wall mounted wash hand basin. Extractor.

Landing

Galleried landing with double glazed window to the front aspect. Doors off to all 4 double bedrooms. Loft access hatch. Airing cupboard. Radiator.

Bedroom One

14'3" x 11'1" (4.34m x 3.38m)
Double glazed windows to the front & side aspects. Radiator. Door to En Suite. Fitted wardrobe.

En Suite

Double glazed window to the side aspect. Heated towel rail. Fully tiled shower cubicle. Wall mounted wash hand basin. Low flush WC. Extractor. Inset spotlights. Tiling to splashbacks.

Bedroom Two

11'2" x 9'7" + wardrobe (3.40m x 2.92m + wardrobe)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom Three

9'7" + wardrobe x 9'6" (2.92m + wardrobe x 2.90m)

Double glazed window to the front aspect. Radiator. Fitted wardrobe. TV point.

Bedroom Four

9'6" x 10' (2.90m x 3.05m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom

8'3" + shower cubicle x 6'4" (2.51m + shower cubicle x 1.93m)

Double glazed window to the rear aspect. Fully tiled shower cubicle. Panelled bath. Low flush WC. Wall mounted wash hand basin. Extractor. Heated towel rail. Shaver point.

Front & Side Garden

Mainly laid to lawn with pathway leading to front door with canopy porch. Lawned area runs alongside the property.

The present owners have made the rear garden larger by moving the boundary out.

Driveway

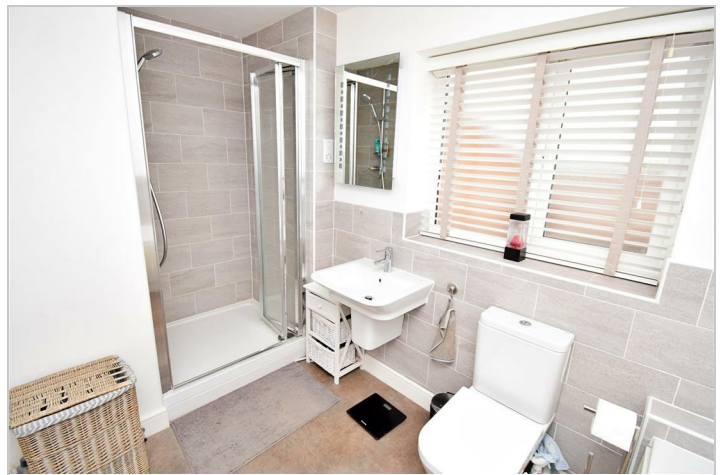
Off road parking for 4 cars. Gate into rear garden.

Double Garage

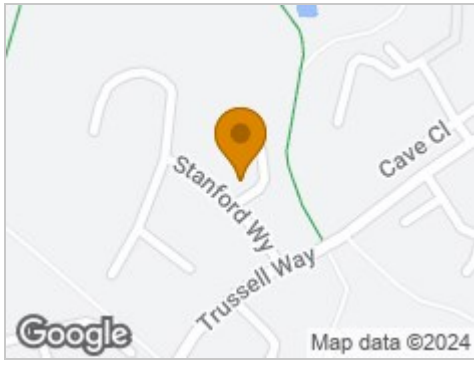
Two metal up and over doors. Power & light connected. Storage space in the rafters.

Rear Garden

Primarily walled garden with impressive curved wall to one side. Patio seating area. Borders with flower and plants. Small trees. Gate onto Driveway. Mainly laid to lawn.



Road Map



Hybrid Map



Terrain Map



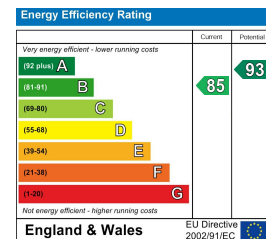
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk