



Ellis Brooke



28 Calvestone Road

Cawston, Rugby, CV22 7UQ

Offers over £635,000



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Entrance Hall

6'1" x 13'8" (1.87m x 4.17m)

With a composite door to the front elevation providing access to the property, this spacious entrance hall has doors that provide access to the ground floor accommodation along with stairs that rise to the first floor. In addition, the entrance hall benefits from a useful storage cupboard, which provides ample space for cloak and shoe storage.

Living Room

21'4" x 12'5" (6.52m x 3.79m)

With Windows to both the front and rear elevation this room is flooded with natural light. The living room can be accessed from the entrance hall or the kitchen diner.

Kitchen Diner

11'8" x 23'5" (3.57m x 7.16m)

With the room set into two distinct areas of kitchen and dining, but very much feeling like one open space owing to the oversized tiled flooring throughout the room. To the rear elevation, there are a double opening and a window giving access to and a view of the garden beyond. The room can be accessed from the entrance hall or the lounge by the double opening doors. The kitchen area itself comprises of a range of base and eye-level units with a complementary worktop over. Within the kitchen, there is a fitted double oven and grill along with a six ring gas hob with extractor fan over. In addition, a fitted dishwasher and there is space for an American style fridge freezer. The dining area of the room can accommodate a sofa along with a 6 to 8 seater dining table.

Utility Room

5'4" x 5'11" (1.64m x 1.81m)

With a range of base level units and a complementary worktop over. In addition, there is an eye-level unit which houses the properties gas boiler. There is a continuation of the oversized tiled floor within the utility room and to the side elevation there is a door giving access to the outside.

Dining Room

10'4" x 13'8" (3.15m x 4.18m)

With a bay window to the front elevation and further window to the side elevation. A spacious room that could be used for a variety of uses such as; dining room, office, playroom, treatment room etc.

W/C

5'6" x 3'6" (1.70m x 1.09m)

With a low-level flush WC and wash hand basin. There is tiling to all splash back areas and a wall mounted radiator.

First Floor Landing

7'3" x 14'11" (2.21m x 4.56m)

The landing provides access to all first floor accommodation, and in addition access to the loft via the loft hatch. The landing also gives access to two useful storage cupboards, one of which house properties hot water cylinder.

Bedroom 1

12'9" x 13'9" (3.91 x 4.21m)

An exceptionally large double bedroom benefiting from a range of fitted wardrobes. To the front elevation there is a bay window. This bedroom further benefits from having its own ensuite shower room.

Ensuite 1

5'9" x 9'8" (1.76m x 2.97m)

With a suite that comprises of a low-level flush WC, a wash hand basin and shower cubicle. The walls and floors are fully tiled and there is a frosted window to the front elevation along with a wall-mounted heated towel rail.

Bedroom 2

11'2" x 11'4" (3.41m x 3.47m)

A generously sized double bedroom benefiting from a range of fitted wardrobes. This bedroom further benefits from its own ensuite shower room. To the rear elevation is a window giving a view over the garden beyond.

Ensuite 2

7'8" x 4'0" (2.36m x 1.22m)

With a suite that comprises of a low-level flush WC, a

pedestal wash hand basin and shower cubicle. There is tiling to all splash back areas and a wall mounted heated towel rail. To the rear elevation, there is a frosted window.

Bedroom 3

10'4" x 12'7" (3.17m x 3.86m)

A good size double bedroom that benefits from a range of fitted wardrobes, drawers and study desk. There is a window to the rear elevation, giving a view over the garden.

Bedroom 4

10'10" x 11'3" (3.32m x 3.43m)

A double bedroom with a window to the front elevation.

Family Bathroom

7'8" x 7'7" (2.35m x 2.32m)

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with shower over. There is tiling to all splash back areas along with a wall mounted heated towel rail, and to the rear elevation a frosted window.

Rear Garden

This rear garden is enclosed on all elevations with fencing. The majority of the garden has been laid to lawn with a small patio to the immediate rear of the home, providing some space for alfresco dining. A further patio area has been created to the rear of the garden under a pergola. Within the garden, there are two raised sleeper style flowerbeds. To the side of the home, there is pedestrian access to front via a gate.

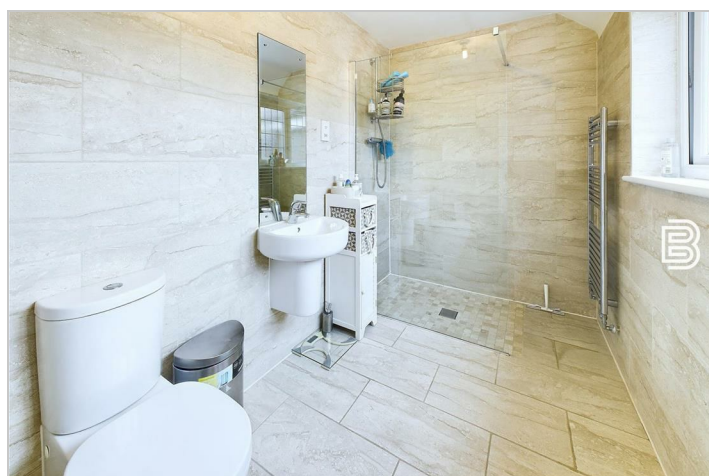
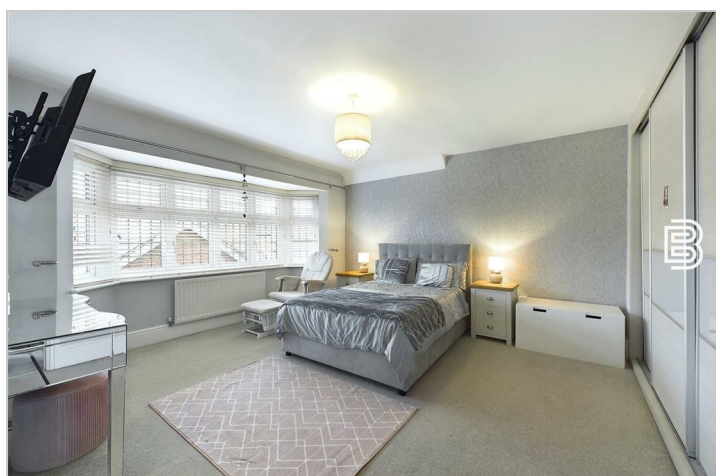
Parking and Front Garden

A good sized block paved driveway provides ample off-road parking for several vehicles. In addition, the driveway provides access to the double detached garage. From the driveway there is a paved pathway leading to the front door and pedestrian gate which give access to the rear garden. Further to this there are two areas which have been laid to lawn with some mature shrubs and hedges within. The property itself is accessed under a covered storm porch and through the front door.

Double Detached Garage

18'8" x 18'8" (5.71m x 5.69m)

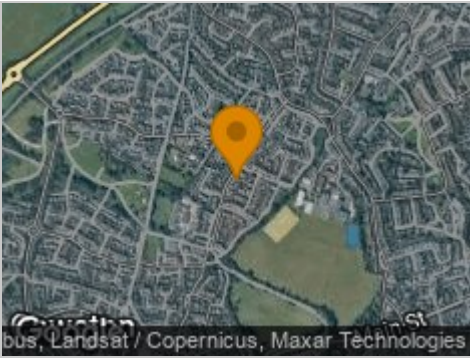
With a manual up and over door to the front elevation and light and power connected. Further storage is available within the rafters.



Road Map



Hybrid Map



Terrain Map



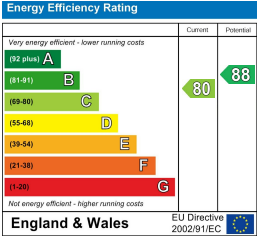
Floor Plan



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



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