



40 Durrell Drive, Rugby, Warwickshire, CV22 7GW

HOWKINS &
HARRISON

40 Durrell Drive,
Rugby, Warwickshire,
CV22 7GW

Guide Price: £495,000

Located in the sought-after area of Cawston, Rugby, this well-presented five-bedroom detached house offers a perfect blend of comfort and convenience. Situated on a corner plot, the property boasts two reception rooms and a bright and airy conservatory that invites natural light and provides a lovely space for relaxing or entertaining. The five well-proportioned bedrooms ensure ample space for family living, while the three bathrooms cater to the needs of a busy household. The property also features a double garage, along with additional parking space in front, making it ideal for families with multiple vehicles.

Features

- Sought after location
- Within easy reach to rugby town centre and train station
- Five well proportioned bedrooms, two with en-suites
- Master suite to the second floor
- Kitchen/breakfast room
- Two reception rooms
- Family bathroom
- Utility room and downstairs cloakroom
- Conservatory
- Double garages with additional parking in front



Location

Cawston is ideally placed for commuters and popular with families owing to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school with nursery on-site and a community centre which offers a wide variety of activities and local resident functions. Cawston has plenty of open space for walks including the Cawston Greenway which is a former disused railway which has been turned into a nature and butterfly reserve. There are several children's parks and Bilton village is within walking distance with its wider range of facilities. Primary Schooling is available at Cawston Grange Primary School with further primary schooling at Bilton Junior School and Henry Hinde School, both of which are within walking distance. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



Ground Floor

From under a covered storm canopy, the property opens into an entrance porch, which in turn leads through to a welcoming entrance hall, with stairs rising to the first floor and doors leading through to the ground floor accommodation. The spacious sitting room is located to the front elevation featuring a large bay window which affords plenty of natural light. The focal point to the room is a feature fireplace with marble surround and hearth with gas flame effect fire inset. Double doors lead through to the dining room which provides access via sliding patio doors to the conservatory along with a separate door through to the kitchen. The generously sized conservatory has glazed windows and doors, which provide views over and access to the rear garden. The kitchen benefits from dual aspect windows and is fitted with a modern range of base and eye level units, incorporating numerous cupboards and drawers, along with a glass fronted display cabinet and a seated breakfast bar area. Fitted appliances include a double oven and a four ring gas hob with extractor hood above, with integrated appliances to include a dishwasher and fridge/freezer. Off the kitchen is a useful utility room with sink and further storage cupboard space, along with space and plumbing for white goods. A door gives access to the outside. Also off the hallway is a ground floor study/snug and a downstairs cloakroom fitted with a wash hand basin and WC.





First and Second Floor

The spacious landing has doors leading to four well proportioned bedrooms, the family bathroom and a useful airing/storage cupboard, with a second staircase providing access to the second floor loft room which is occupied by the large master suite. There are two bedrooms overlooking the beautiful garden and two situated to the front aspect. Bedroom two, located to the front aspect, boasts dual aspect windows, an en-suite shower room and a range of built-in wardrobes. Bedroom five is also situated to the front, whilst bedrooms three and four overlook the rear garden, with bedroom three also having the benefit of built-in wardrobes. The spacious master suite on the second floor has its own private en-suite shower room, built-in wardrobes and two Velux windows.



Outside

The property sits on a corner plot which has a lawned area to the front and side. A paved pathway leads to the front door which continues around to the side of the property, where there is gated access to the rear garden. The rear garden is fully enclosed and mainly laid to lawn with mature planting. A paved patio area directly to the rear of the house provides an ideal space for outdoor dining and entertaining, with a paved pathway leading to door access to the garage. To the rear of the garage is a gravelled area with a wooden garden shed. The double garages are located to the rear of the property, in front of which is a tarmacadam area providing further parking.



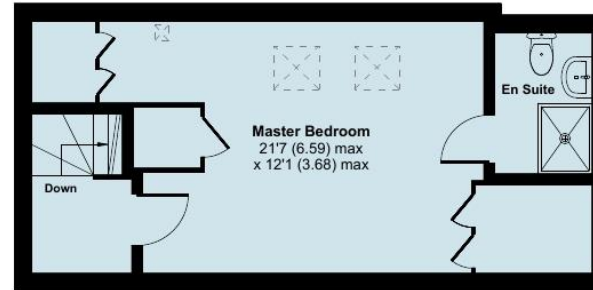
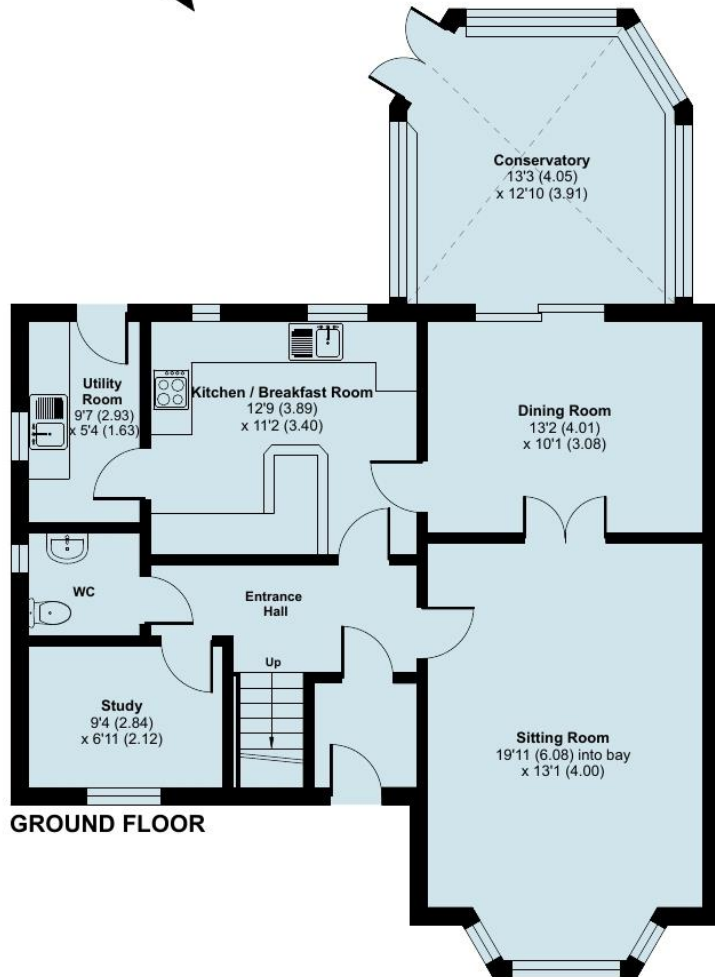
Durrell Drive, Cawston, Rugby, CV22

Approximate Area = 2099 sq ft / 195 sq m

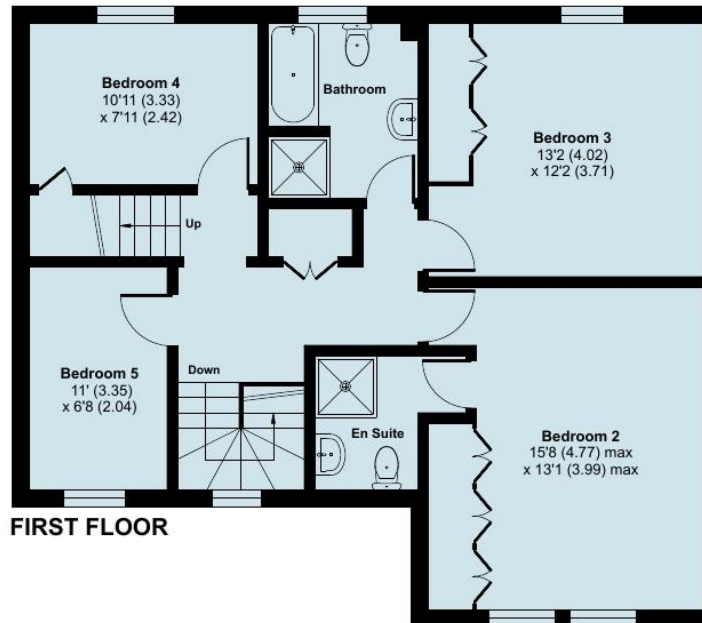
Garage = 299 sq ft / 27.7 sq m

Total = 2398 sq ft / 222.7 sq m

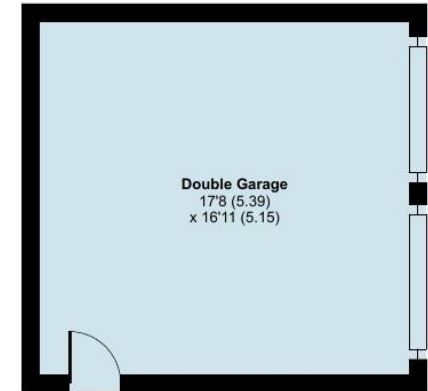
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GARAGE

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

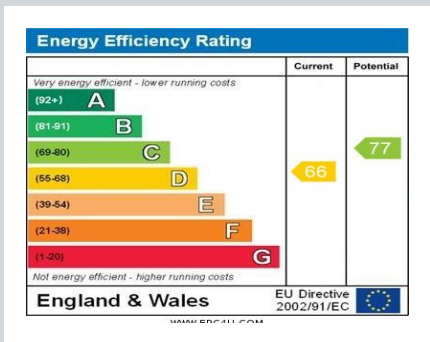
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – F.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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