



Connells

Dorset Close
Cawston RUGBY



Property Description

FAMILY HOME in the desirable location of Cawston. This property is set over three floors and benefits from a fabulous cul-de-sac location, briefly comprising of entrance hall, guest cloakroom, lounge, kitchen, three bedrooms with ensuite and dressing room to master and a family bathroom. Outside having an enclosed rear garden, garage and tandem driveway.

Cawston itself is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.

Approach

Open canopy porch with front door leading through to;

Entrance Hall

Staircase rising to first floor landing, door through to;

Guest Cloakroom

Fitted with low-level WC and pedestal wash handbasin. Window to front.

Lounge

15' 6" Max x 14' Max (4.72m Max x 4.27m Max)

French doors overlooking and leading to rear garden, window to rear and understairs storage cupboard.

Kitchen

10' 11" x 8' 2" (3.33m x 2.49m)

Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include oven, four ring gas hob and extractor hood.

Landing

Staircase rising from entrance hall, storage cupboard housing water tank.

Master Bedroom

15' 10" Max x 15' 6" Max (4.83m Max x 4.72m Max)

Staircase rising from second floor landing and window to front.

Dressing Room

9' 3" x 5' 3" (2.82m x 1.60m)

Fitted wardrobes with hanging and shelving space, skylight to rear.

Ensuite

Comprising of low-level WC, pedestal wash handbasin and shower cubicle. Window to rear.

Bedroom Two

15' 6" x 9' 2" (4.72m x 2.79m)

Twin windows to rear.

Bedroom Three

15' 6" Maximum x 8' 10" Maximum (4.72m Maximum x 2.69m Maximum)

Twin windows to front and fitted wardrobe.

Family Bathroom

Fitted with low-level WC, pedestal wash handbasin and bath with shower over. Tiled flooring.

Rear Garden

Low maintenance enclosed rear garden with side access.

Garage

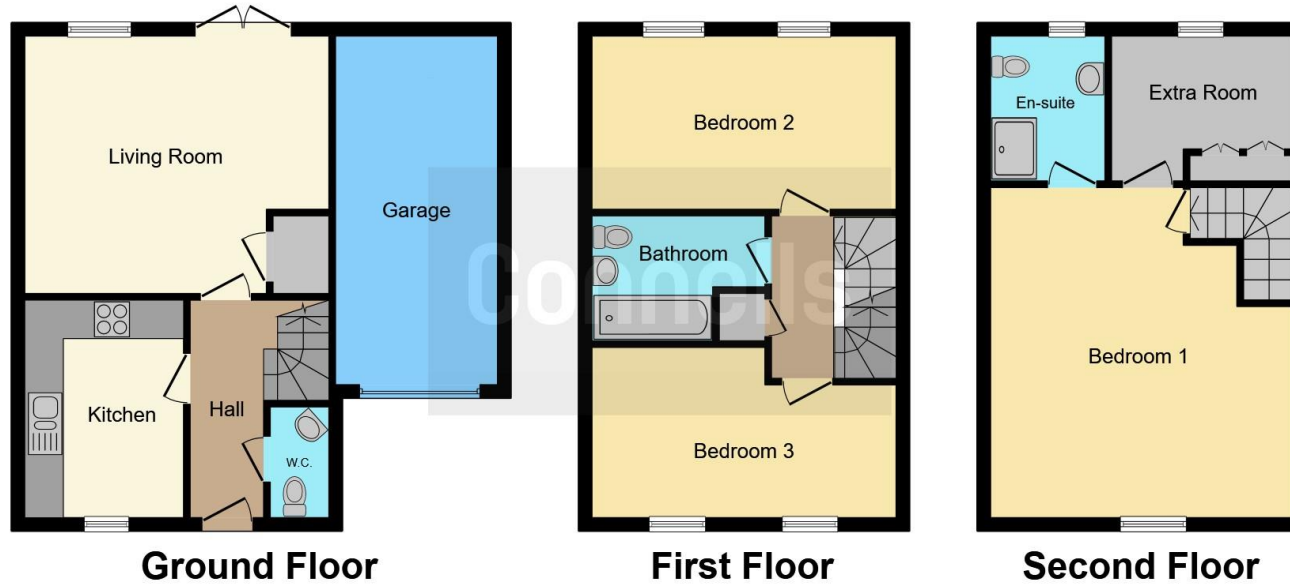
With light, power and electric up and over door.







Connells
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FOR SALE



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To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106298



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