



Connells
FOR SALE

Connells

Berrybanks
Rugby



Property Description

****SPACIOUS HOUSE IN SOUGHT AFTER LOCATION**** Early viewing is essential to appreciate this property located in the highly sought after area of Cawston. The property comprises of entrance hall, downstairs cloakroom, lounge, conservatory, kitchen/dining room, utility room, four first floor bedrooms, en-suite to master bedroom, family bathroom, rear garden, garage and off road parking.

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.

Entrance Hall

Tiled Flooring, understairs storage cupboard.

Cloakroom

W/C & sink, heated towel rail.

Lounge

20' 7" x 11' 7" (6.27m x 3.53m)

Window to front of property, carpeted, electric fire.

Kitchen/Diner

27' 2" x 8' 1" (8.28m x 2.46m)

Window to front & rear, tiled floor, double oven & gas hob, fridge freezer, dishwasher, grey gloss wall & base units.

Utility Room

5' 11" x 6' 5" max (1.80m x 1.96m max)

Tiled Flooring, wall & base cupboard, plumbing for washing machine, dishwasher,

Conservatory

7' 9" x 9' 9" (2.36m x 2.97m)

Carpeted flooring, blinds, doors to garden.

Landing

Airing cupboard with heater, access to loft with ladder & panel board.

Bedroom One

10' 11" x 11' 7" (3.33m x 3.53m)

To front of property, carpeted, fitted wardrobes.

En-Suite

W/C & sink, large shower, heated towel rail, vinyl floor.

Bedroom Two

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

To front of property, carpeted, wardrobe.

Bedroom Three

8' 10" x 9' 4" (2.69m x 2.84m)

To rear of property, carpeted.

Bedroom Four/ Study

9' 4" x 6' 11" (2.84m x 2.11m)

To rear of property.

Bathroom

Window to front, sink & w/c, bath, heated towel rail, vinyl floor.

Front Garden

Artificial grass.

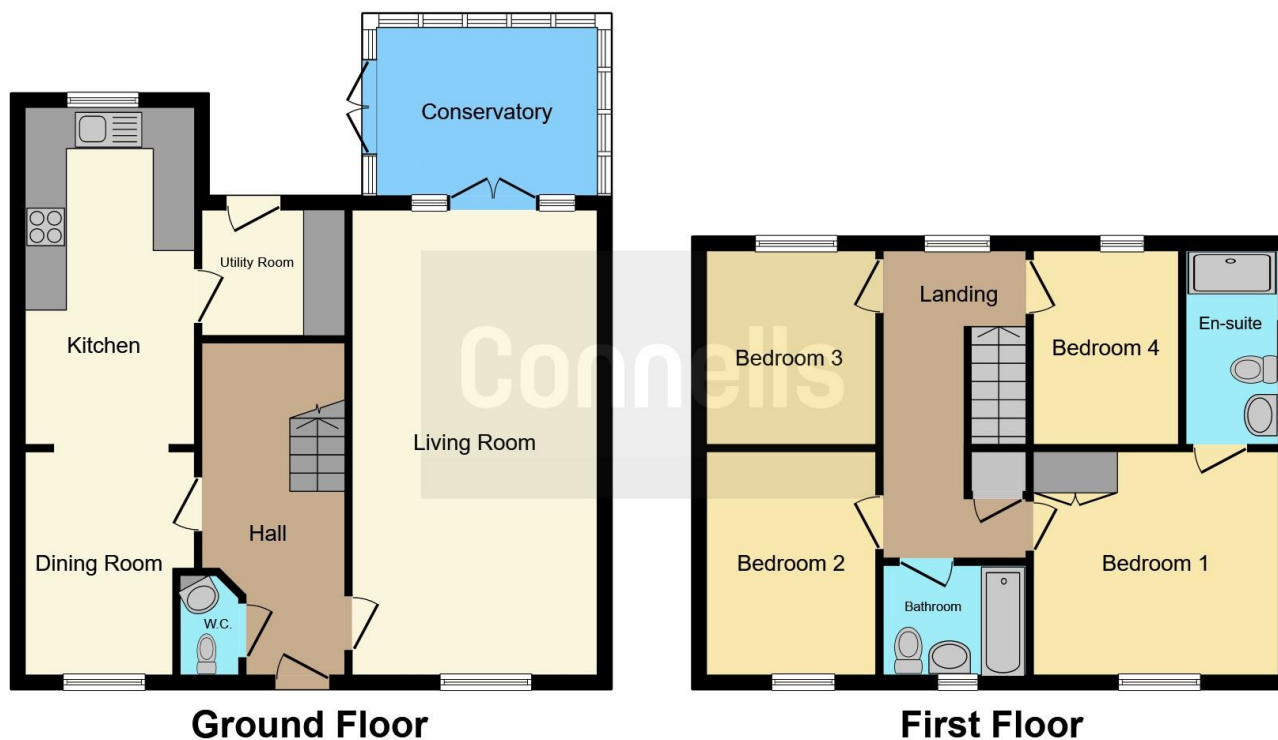
Rear Garden

Artificial grass, tiled floor, side access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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