



Connells

Ophelia Crescent
Cawston RUGBY

Ophelia Crescent Cawston RUGBY CV22 7UU

for sale offers in excess of
£600,000



Property Description

Connells are delighted to offer this beautifully presented, spacious five bedroom detached family home on Ophelia Crescent in Cawston, Rugby. The property briefly comprises of; entrance hall, downstairs cloakroom, lounge, study/reception, a modern open plan kitchen/diner, utility room, five good size bedrooms, two en suites and family bathroom. Externally there is a landscaped rear garden, front lawn, integrated double garage and driveway for multiple cars. Ophelia Crescent is being sold with no onward chain, and also benefits from new kitchen and utility fitted units, CCTV/security cameras, EV charging point and gas central heating throughout.

Cawston itself is well served by a range of local shops and amenities, well regarded schools 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. The property also offers nearby country walks & cycle path to Draycote Water whilst within easy reach of Rugby train station and a good selection of local shops within walking distance.

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

Driveway for three cars and EV charging point, front lawn with trees and shrubs, pathway to main entrance door leading to;

Entrance Hall

Spacious hall with storage cupboard, stairs rising to first floor landing and access to downstairs reception rooms.

Downstairs Cloakroom

Wash hand basin and low level WC.

Lounge

16' 7" Maximum x 14' Maximum (5.05m Maximum x 4.27m Maximum)

Featuring a woodburner and bay window to front.

Study/Reception Room

14' 11" Maximum x 12' 2" Maximum (4.55m Maximum x 3.71m Maximum)

Second reception room with versatile living accommodation for a study, snug or additional dining area. Features double doors to rear garden.

Kitchen/Diner

22' 11" x 13' 8" (6.99m x 4.17m)

A lovely open plan kitchen/diner with a range of newly fitted wall and mount base units. Integrated appliances are to include an oven, 6 ring gas hob with extractor fan, microwave, fridge freezer and dish washer. The kitchen also features a built in pantry with shelving for storage and a good amount of space for a large family dining table. Sliding doors to rear garden and window to rear.

Utility Room

Includes space and plumbing for a washing machine and tumble dryer. Also features wall and mount base units, sink and door to garden.

Landing

Airing cupboard, loft hatch with ladders providing access to a partially boarded loft with additional storage space, and window to side.

Bedroom One

14' 1" x 14' 10" (4.29m x 4.52m)

Featuring built in wardrobes and bay window to front.

En Suite One

Walk in shower, wash hand basin, low level WC, towel rail and window to side.

Bedroom Two

10' 6" x 13' 7" (3.20m x 4.14m)

Featuring built in wardrobes and window to rear.

En Suite Two

Walk in shower, wash hand basin, low level WC, towel rail and window to side.

Bedroom Three

13' 6" x 9' 11" (4.11m x 3.02m)

Featuring built in wardrobes and window to rear.

Bedroom Four

10' 2" x 9' 1" (3.10m x 2.77m)

Featuring built in wardrobes and window to rear.

Family Bathroom

Fitted bathroom with tiled flooring, built in bath with shower, wash hand basin, low level WC, towel rail and window to side.

Bedroom Five

12' 2" x 6' 6" (3.71m x 1.98m)

Potential to be an upstairs study. Space for wardrobe and window to front.

Rear Garden

A spacious landscaped rear garden laid to lawn with planted trees and side access.

Garage

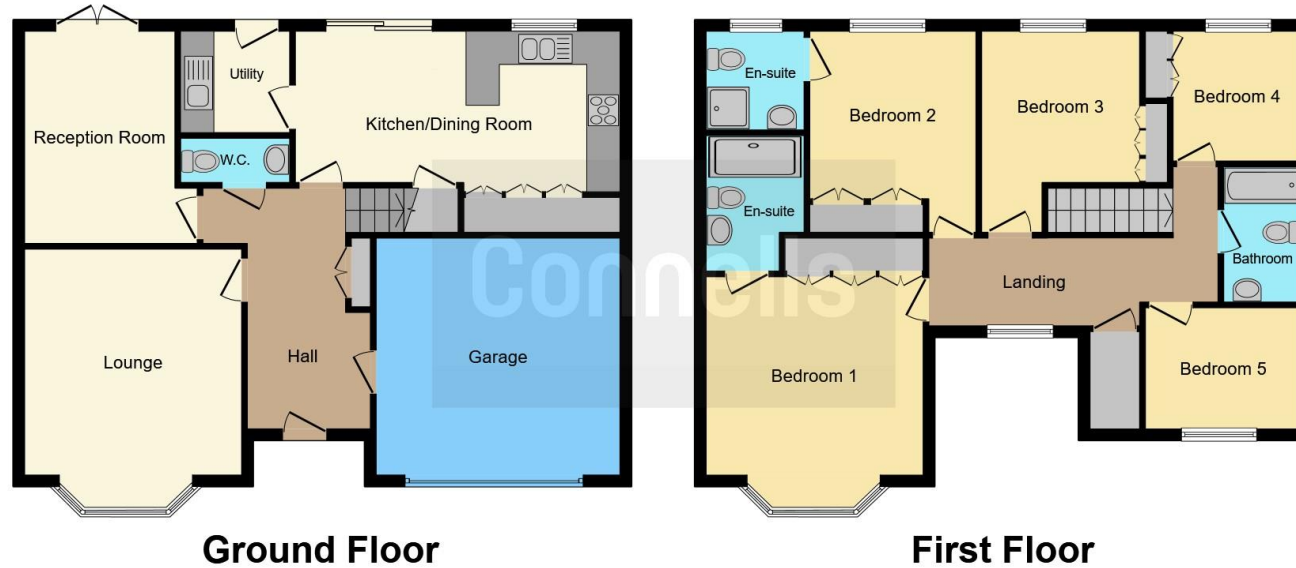
16' 5" x 17' 7" (5.00m x 5.36m)

Integrated double garage with light & power, which can be access via up & over doors at the front of the property and via the entrance hall. The garage also features fitted storage shelves.









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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25 Regent Street
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EPC Rating: B

Tenure: Freehold

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