



EDWARD KNIGHT
ESTATE AGENTS

7 TRUSSELL WAY, CAWSTON, RUGBY, CV22 7XU

£550,000





SUMMARY

Edward Knight Estate Agents are delighted to present the stunning, former SHOW-HOME built and perfectly appointed by William Davis Homes within the ever popular Cawston Field's Development.

This beautiful property has been extremely well cared for by the owners, the property has an enviably wide plot with detached double garage, plenty of off road parking and private, professionally landscaped rear garden space. The internal accommodation includes three spacious reception rooms and a lovely open plan kitchen dining room with utility. The first floor boasts FOUR DOUBLE BEDROOMS, one en suite shower room and a family bathroom.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street Office.

LOCATION

Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist,



chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

HALLWAY

Composite front door with part double glazed panels into entrance hall. Stairs to first floor. Tiled flooring. Radiator. Doors off to : Lounge, Dining Room, Study, Kitchen/Diner, W/C & understairs cupboard.

LOUNGE

16' 7" x 14' 0" (5.05m x 4.27m)

Double glazed French Doors onto the rear garden with double glazed side panels. Two radiators. Electric fire with stylish surround.

DINING ROOM

10' 5" x 13' 11" max into recess (3.18m x 4.24m)

Double glazed window to the front aspect. Radiator.

STUDY

12' 8" + bay x 9' 5" (3.86m x 2.87m)

Double glazed square bay window to the front aspect. Radiator.



KITCHEN/DINER

16' 3" x 12' 0" min (15' 10" max) (4.95m x 3.66m)

Double glazed window and French Doors onto the rear garden. Tiled flooring. Door into Utility Room. Full range of base and eye level units with stylish work surface over. 'Carron' composite sink/drainers with mixer tap. Inset spotlights. Two integrated ovens with a warming drawer. 5 ring gas hob plus extractor. Integrated Fridge and Freezer. Integrated dishwasher. Radiator.

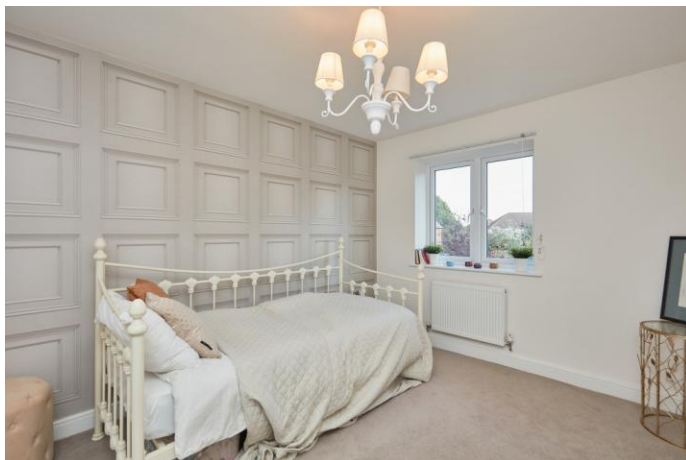
UTILITY ROOM

7' 2" x 5' 3" (2.18m x 1.6m)

Double glazed door out onto Driveway. Further kitchen







cupboards plus work surface. Boiler housed inside cupboard. Space and plumbing for washing machine and dryer. Extractor. Tiled floor. Additional sink.

WC

Continuation of tiled flooring. Low flush WC. Wall mounted wash hand basin. Extractor. Half height tiling.

LANDING

Double glazed window to the front aspect. Doors off to all 4 bedrooms plus family bathroom. Loft access hatch. Airing cupboard.

BEDROOM ONE

13' 1" x 12' 5" (3.99m x 3.78m)

Double glazed window to the rear. Radiator. Door to Ensuite. Fitted wardrobes.

ENSUITE

Double glazed window to the side. Heated towel rail. Low flush WC. Wall mounted wash hand basin. Fully tiled double shower cubicle. Inset spotlights. Tiled floor.

BEDROOM TWO

14' 1" x 13' 2" (4.29m x 4.01m)

Double glazed window to the front. Radiator. Fitted wardrobes.

BEDROOM THREE

12' 0" x 9' 3" (3.66m x 2.82m)

Double glazed window to the rear. Radiator. Fitted wardrobe.

BEDROOM FOUR

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to the front aspect. Radiator. Fitted wardrobe.

FAMILY BATHROOM

Double glazed window to the rear. Heated towel rail.

Panelled bath with mixer tap. Fully tiled shower cubicle. Wall mounted wash hand basin. Low flush WC. Extractor. Tiled Floor. Inset spotlights.

FRONTAGE

Shallow low maintenance bark chippings with small shrubs and plants. Enclosed across the front by a metal fence. Resin pathway leading up to front door.

DRIVEWAY

Block paved. Side-by-side parking for at least 4 cars. Paved steps to utility room side door. Metal gate into rear garden. Driveway leads up to Double Garage.

DOUBLE GARAGE

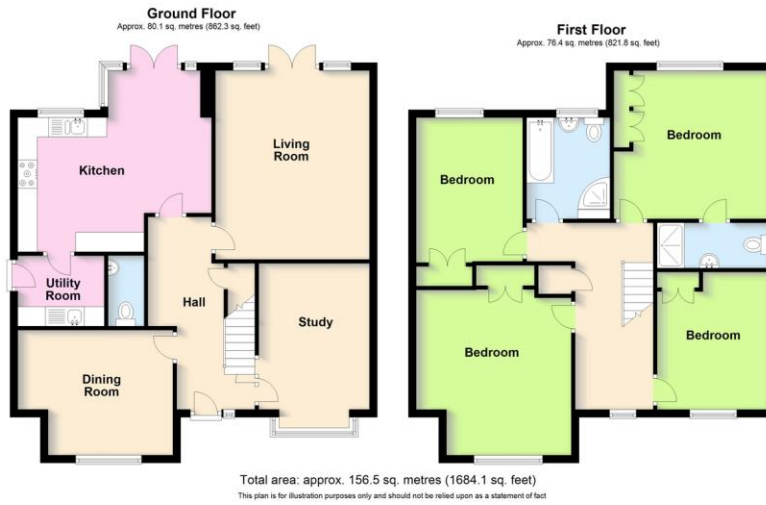
18' 8" x 19' 0" (5.69m x 5.79m)

Formerly utilised as the sales office for William Davis so the garage benefits from being a bit larger than usual and also it is fully plastered internally. Light and power connected. Two metal up and over doors.

REAR GARDEN

Side gate onto driveway. Pathway across to first patio/seating area. Block paved path bisecting lawned garden and leading to second paved (partially covered) seating area behind the garage. Lawn is has raised planter borders with flowers, shrubs and small trees. Outside tap. Garden is enclosed primarily by timber fencing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		