



EDWARD KNIGHT
ESTATE AGENTS

4 PERDITA CLOSE, CAWSTON, RUGBY, CV22 7WJ





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this attractive detached property which is located on the popular 'Cawston Field's' development in Rugby, this recently constructed Redrow Home is presented in immaculate order throughout the accommodation and includes a variety of upgrades and added extras by the current occupier.

In brief the accommodation includes a bright and spacious tiled entrance hall, lounge which overlooks the front garden and pretty cul de sac beyond, a stunning open plan kitchen dining room with various upgraded fitted appliances, utility room, ground floor WC, a family bathroom, four double bedrooms with a variety of fitted wardrobes and the master also includes an en suite shower room. Externally there is a generous driveway providing off road parking and leading to a single integrated garage, whilst the rear garden includes a lawned area, patio and timber shed.



LOCATION

Cawston is a suburban village close to the southwest 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 nearby 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.







ENTRANCE HALL

5' 9" x 9' 7" (1.75m x 2.92m)

LIVING ROOM

11' 3" x 17' 3" (3.43m x 5.26m)

KITCHEN DINING ROOM

13' 5" x 15' 4" (4.09m x 4.67m)

UTILITY ROOM

6' 3" x 9' 6" (1.91m x 2.9m)

GROUND FLOOR WC

FIRST FLOOR LANDING

6' 4" x 14' 3" (1.93m x 4.34m)

MASTER BEDROOM

11' 3" x 17' 8" (3.43m x 5.38m)

EN SUITE SHOWER ROOM

BEDROOM TWO

11' 2" x 10' 7" (3.4m x 3.23m)

BEDROOM THREE

10' 4" x 9' 8" (3.15m x 2.95m)

BEDROOM FOUR

9' 4" x 11' 5" (2.84m x 3.48m)

FAMILY BATHROOM

OUTSIDE

GARAGE





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		