



EDWARD KNIGHT
ESTATE AGENTS

51 TRUSSELL WAY, CAWSTON, RUGBY, CV22 7XX

£520,000





SUMMARY

Edward Knight Estate Agents are delighted to present this five-bedroom detached property built by Linden Homes within the ever-popular Cawston Field's Development.

The internal accommodation includes lounge with French doors leading onto the rear garden. study/playroom, kitchen/dining room with utility. The first floor boasts three double bedrooms and a single bedroom, one en-suite shower room and a family bathroom. To the second floor is the master bedroom with en-suite shower room. Externally, the property is situated on a corner plot and benefits from off road parking and a detached double garage.

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 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

10' 3" x 6' 2" (3.12m x 1.88m)

W.C.

LOUNGE

16' 5" x 11' 1" (5m x 3.38m)

STUDY

9' 3" x 5' 9" (2.82m x 1.75m)

KITCHEN/DINING ROOM

19' 8" x 9' 2" (5.99m x 2.79m)

UTILITY ROOM

8' 7" x 5' 0" (2.62m x 1.52m)

BEDROOM TWO

12' 8" x 11' 0" (3.86m x 3.35m)

EN-SUITE SHOWER ROOM

4' 7" x 3' 9" (1.42m x 1.15m)

BEDROOM THREE

11' 0" x 9' 1" (3.35m x 2.77m)



BEDROOM FOUR

10' 0" x 9' 5" (3.05m x 2.87m)

BEDROOM FIVE

11' 9" x 6' 9" (3.58m x 2.06m)

BEDROOM ONE

21' 11" x 10' 1" (6.68m x 3.07m)

GARAGE & OFF ROAD PARKING



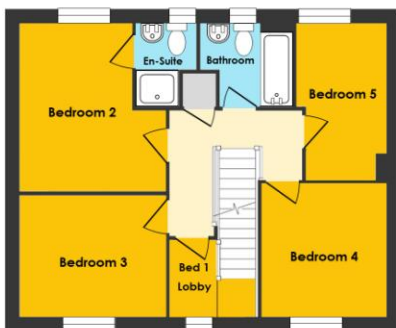
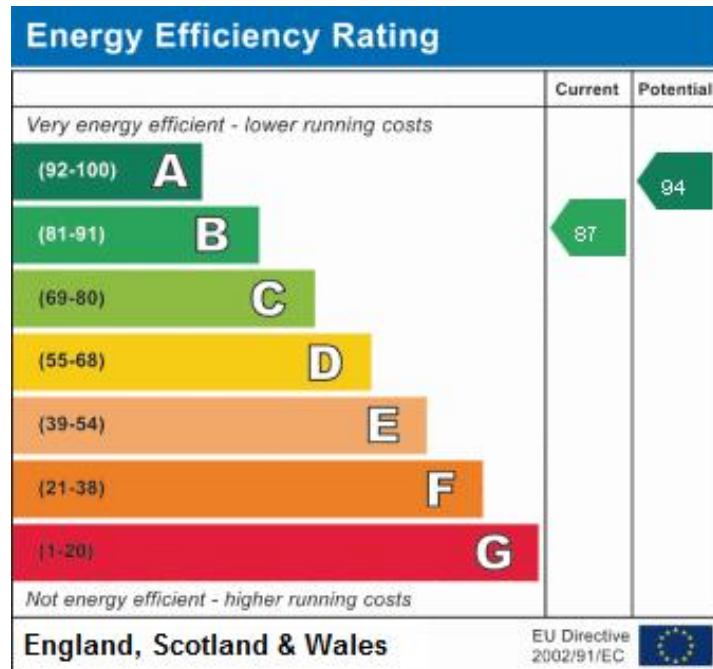


Off road parking leading to double garage.





Ground Floor



First Floor



Second Floor