



EDWARD KNIGHT
ESTATE AGENTS

30 ELBOROW WAY, CAWSTON, RUGBY, CV22 7XD

£494,950





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this four bedroom detached property situated on the edge of the popular residential area of Cawston. Built by Ashberry Homes this property offers good size accommodation and benefits from a range of high specification upgrades. There is a double garage and off road parking. The property is located in the popular location with a lovely feeling of open space thanks to the neighbouring countryside and children's play park.

The accommodation includes an entrance hall, ground floor WC, living room, kitchen/dining room with French doors leading onto the rear garden, study, family bathroom, four well proportioned bedrooms and an en suite shower room to the master bedroom.

Viewing is highly recommended to appreciate the property on offer and viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.

LOCATION

Cawston is perfect for both commuters and families thanks to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school and nursery as well as a community centre which offers a wide variety of activities. Cawston boasts a wealth of open space for walks including the Cawston Greenway which is a beautiful nature and butterfly reserve. There are several children's parks including one neighbouring the property and Bilton village is within walking distance with its wider range of facilities.

Primary schooling is available at Cawston Grange



Primary School. There is also a range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Rugby High School for Girls, Lawrence Sheriff, Princethorpe and world famous Rugby School.

ENTRANCE HALL

15' 4" x 6' 8" (4.67m x 2.03m)

WC

5' 7" x 4' 2" (1.7m x 1.27m)

LOUNGE

24' 2" x 11' 3" (7.37m x 3.43m)

STUDY

10' 24" x 9' 3" (3.66m x 2.82m)

KITCHEN/DINING ROOM

17' 2" x 14' 6" (5.23m x 4.42m)

UTILITY ROOM

5' 8" x 5' 2" (1.73m x 1.57m)

BEDROOM ONE

13' 1" x 11' 5" (3.99m x 3.48m)

EN-SUITE SHOWER ROOM

7' 5" x 4' 5" (2.26m x 1.35m)

BEDROOM TWO

13' 8" x 11' 8" (4.17m x 3.56m)

BEDROOM THREE

11' 5" x 10' 1" (3.48m x 3.07m)

BEDROOM FOUR

9' 8" x 9' 7" (2.95m x 2.92m)



BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m)

DOUBLE GARAGE

17' 6" x 17' 3" (5.33m x 5.26m)





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