

8 DURRELL DRIVE, CAWSTON, RUGBY, CV22 7GW

£450,000







## SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate four/five-bedroom detached family home in the sought after residential area of Cawston, Rugby. This versatile property occupies a corner plot and boasts parking, garaging and a stunning garden with timber outbuilding currently used as a gym and storage.

The accommodation is set over two floors and includes a bright and airy entrance hall, lounge with feature bay window and fireplace, dining room, refitted kitchen with integrated appliances, utility room, ground floor bedroom(currently used as a family room) and a wet room. The first floor offers four bedrooms with an en suite shower room to the master bedroom, there is also a family bathroom.

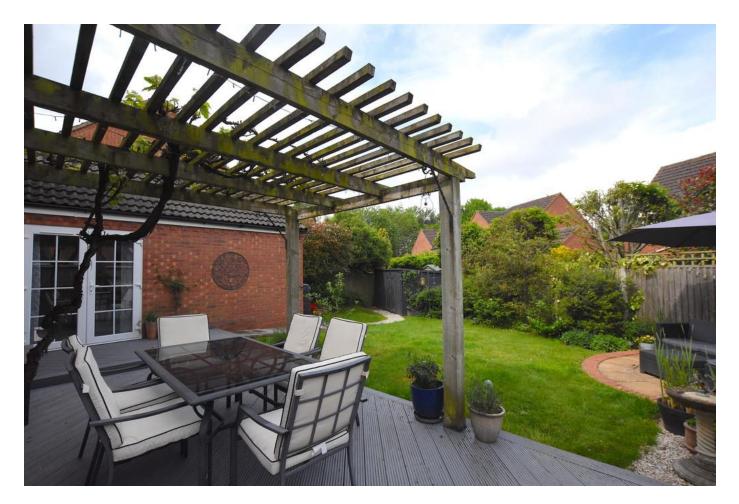
Viewings for this wonderful family home are strictly by appointment with Edward Knight Estate Agents Regent Street office during Open House Event on Saturday 1st June, please call to organise your appointment.

## 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**

LOUNGE 15 ' 9" x 14' 3" (4.8m x 4.34m)

**DINING ROOM** 13' 3" x 9' 4" (4.04m x 2.84m)

**KITCHEN** 13' 7" x 9' 2" (4.14m x 2.79m)

UTILITY ROOM 8' 1" x 5' 11" (2.46m x 1.8m)

BEDROOM/ FAMILY ROOM 13' 2" x 10' 6" (4.01m x 3.2m)

WETROOM 10' 5" x 5' 9" (3.18m x 1.75m) FIRST FLOOR

BEDROOM 14' 3'' x 10' 3'' (4.34m x 3.12m)

**EN SUITE** 5' 10" x 4' 1" (1.78m x 1.24m)

BEDROOM 13' 1" x 9' 2" (3.99m x 2.79m)

BEDROOM 10' 1" x 7' 3" (3.07m x 2.21m)

BEDROOM 8' 6'' x 7' 2'' (2.59m x 2.18m)

BATHROOM 6' 10'' x 5' 10'' (2.08m x 1.78m)





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