



EDWARD KNIGHT
ESTATE AGENTS

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)





14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.