



EDWARD KNIGHT
ESTATE AGENTS

5 BLYTH CLOSE, CAWSTON, RUGBY, CV22 7GY

£450,000





PROPERTY SUMMARY

We are delighted to present this immaculate, five bedroom, link detached property, located within the popular area of Cawston in Rugby. This modern property boasts spacious living and has been well maintained by the previous owners.

In brief, the accommodation comprises of a bright entrance hall, living room with French doors to the garden, open plan kitchen/diner, separate utility and cloakroom W.C. To the first floor, there is a spacious landing, family bathroom, three well proportioned bedrooms, one benefitting from an ensuite. On the second floor there is a further two good sized double bedrooms and shower room. Externally, the property benefits from an enclosed laid to lawned garden with patio area, ideal for alfresco dining. To the front of the property there is ample off road parking leading to a single garage.

This property would make a great family home, and is ready to move into as the property is being sold with no chain. Viewing is highly recommended to appreciate this property, which are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

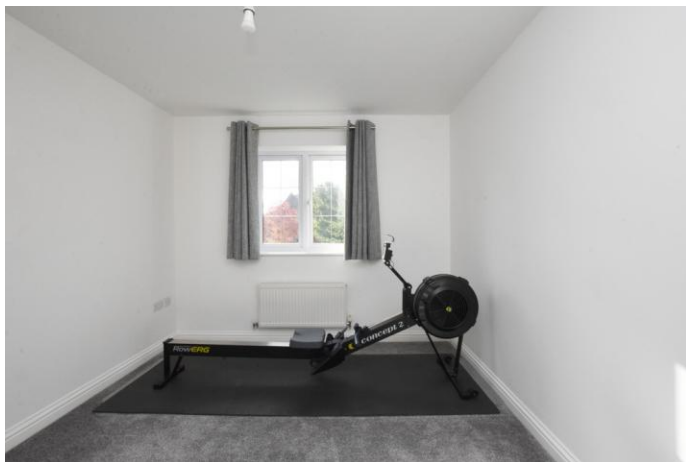
Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks, including the A45, M45, M1 and M6.

Bilton Village is a 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), 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 excellent primary schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with independent 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 secondary and independent schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls in nearby Bilton and Lawrence Sheriff for boys which is located in Rugby's centre as well as Bilton school and Rugby Free School.







ENTRANCE HALL

LIVING ROOM

20' 11" x 11' 3" (6.40m x 3.44m)

KITCHEN/DINER

21' 0" x 9' 7" (6.41m x 2.94m)

UTILITY ROOM

8' 8" x 6' 10" (2.66m x 2.1m)

W.C

BEDROOM ONE

12' 9" x 11' 6" (3.89m x 3.52m)

ENSUITE

BEDROOM TWO

15' 3" x 10' 2" (4.65m x 3.11m)

BEDROOM THREE

15' 3" x 11' 6" (4.65m x 3.51m)

BEDROOM FOUR

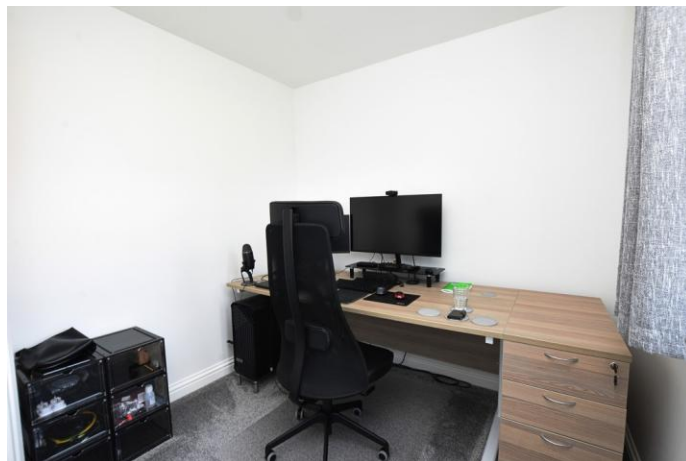
12' 8" x 9' 8" (3.88m x 2.95m)

BEDROOM FIVE

7' 10" x 8' 8" (2.41m x 2.65m)

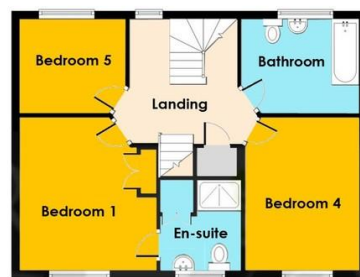
BATHROOM

SHOWER ROOM





Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		