



**EDWARD KNIGHT**  
ESTATE AGENTS

112 CYMBELINE WAY, WOODLANDS, RUGBY, CV22 6LA

£299,950





### PROPERTY SUMMARY

We are delighted to offer for sale this well presented FOUR BEDROOM family home located in the desirable suburb of Woodlands.

This well kept property boasts versatile accommodation set over two floors which includes an entrance porch, spacious living dining room, fitted kitchen, ground floor WC and study/garden room which overlooks the rear garden. The first floor includes four well proportioned bedrooms and a family bathroom. In addition, the property further benefits from an integrated garage, gas fired central heating and double glazing. Externally, there is a brick paved driveway to the front offering plenty of off road parking and a pretty enclosed rear garden which overlooks Rugby High School sports field.

### LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Cymbeline Way is located perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express. Historical Dunchurch Village.

The area boasts an array of highly regarded first and secondary schools including; The Bawnmore community infant school and Bilton Junior School that are within a few minutes walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.



**ENTRANCE PORCH**

**LIVING DINING ROOM**  
25' 11" x 19' 2" (7.9m x 5.84m)

**KITCHEN**  
9' 5" x 9' 7" (2.87m x 2.92m)

**REAR LOBBY**

**GROUND FLOOR WC**

**STUDY/GARDEN ROOM**  
9' 5" x 6' 5" (2.87m x 1.96m)

**FIRST FLOOR**

**MASTER BEDROOM**  
14' 2" x 10' 6" (4.32m x 3.2m)

**BEDROOM TWO**  
11' 4" x 11' 2" (3.45m x 3.4m)

**BEDROOM THREE**  
10' 10" x 9' 7" (3.3m x 2.92m)

**BEDROOM FOUR**  
8' 6" x 9' 1" (2.59m x 2.77m)

**FAMILY BATHROOM**

**GARAGE**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		