



**EDWARD KNIGHT**  
ESTATE AGENTS

21 WILLIAM SIMMONDS CLOSE, CAWSTON, RUGBY, CV22 7ZJ

OFFERS OVER £355,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this four bedroom property situated on the edge of the popular residential area of Cawston. Built by Bellway Homes this property offers versatile accommodation over three floors and benefits from a single garage and parking for at least two vehicles. The property is located at the end of a picturesque cul de sac with a lovely feeling of open space thanks to the neighbouring countryside and children's play park.

This property is being sold with no onward chain, the accommodation includes an entrance hall, ground floor WC, kitchen dining room, living room, family bathroom, four well proportioned bedrooms and an en suite shower room.

#### PROPERTY 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 an outstanding 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.



#### GROUND FLOOR

**ENTRANCE HALL**

12' 6" x 3' 5" (3.81m x 1.04m)

**CLOAKROOM**

5' 7" x 3' 4" (1.7m x 1.02m)

**LIVING ROOM**

16' 2" x 10' 10" (4.93m x 3.3m)

**KITCHEN/DINER**

13' 10" x 9' 3" (4.22m x 2.82m)

**FIRST FLOOR**

**BEDROOM TWO**

12' 6" x 9' 3" (3.81m x 2.82m)

**BEDROOM THREE**

12' 3" x 9' 3" (3.73m x 2.82m)

**BEDROOM FOUR**

9' 2" x 6' 7" (2.79m x 2.01m)

**FAMILY BATHROOM**

6' 7" x 6' 4" (2.01m x 1.93m)

**SECOND FLOOR**

**MASTER BEDROOM**

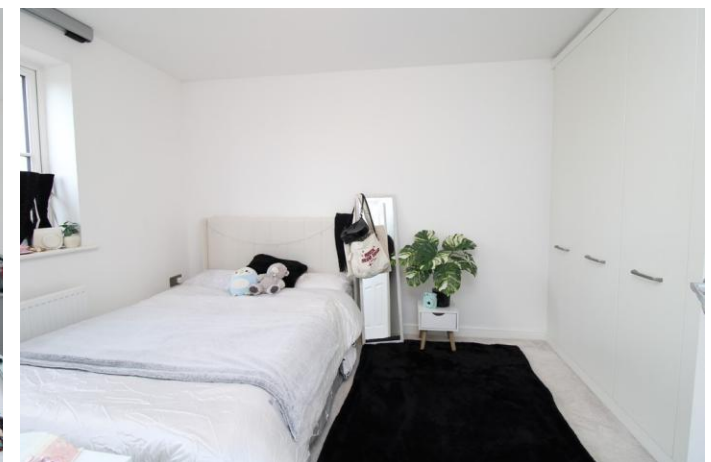
17' 8" x 16' 0" (5.38m x 4.88m)

**EN-SUITE SHOWER ROOM**

6' 5" x 5' 3" (1.96m x 1.6m)

**GARAGE & DRIVEWAY**









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