Ellis Brooke



5 Cressida Way

Cawston, Rugby, CV22 7WH

Guide price £485,000

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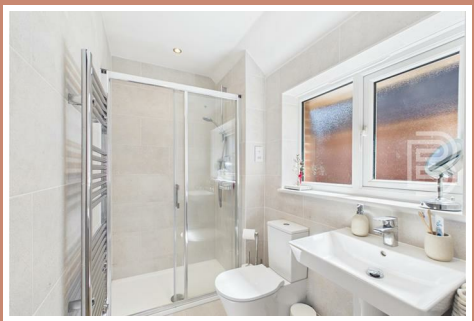
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Hallway
Composite front door with double glazed centre panel. Radiator. Stairs to first floor. Ceramic tiled flooring. Under-stairs storage areas. Doors off to Kitchen/Diner, Guest WC & Lounge

Lounge
Dual aspect room with 3 double glazed windows. Ceramic tiled flooring. Two radiators.

Kitchen/Diner
Dual aspect room with windows to 2 sides plus stylish sliding doors to the patio. Inset spotlights. Two radiators. Door to Utility Room. Full range of base and eye level units with work surfaces over. Integrated double oven plus gas hob and extractor. Integrated Fridge and Freezer. Integrated dishwasher. Inset one and a half bowl inset stainless steel sink drainer with directional mixer tap. Ceramic tiled flooring.

Utility Room
Double glazed window to the rear aspect. Space and plumbing for washing machine and dishwasher. Further work surface. Ceramic tiled flooring. Additional sink with mixer tap.

Guest WC
Ceramic tiled flooring. Extractor. Radiator. Low flush WC. Wall mounted wash hand basin. Inset spotlights. Half height wall tiling.

Landing
Doors off to all 4 bedrooms and family bathroom. Double glazed window to the front aspect. Airing cupboard. Loft access hatch.

Bedroom One
Double glazed window to the side aspect. Radiator. Door to En-Suite.

En-Suite
Double glazed window to the rear aspect. Ceramic tiled flooring. Heated towel rail. Extractor. Inset spotlights. Shaver point. Double shower cubicle. Wall mounted wash hand basin. Low flush WC. Fully tiled walls.

Bedroom Two
Double glazed window to the front aspect. Radiator.

Bedroom Three
Currently used as a dressing room and office. Two banks of fitted wardrobes with mirrored doors. Radiator. Double glazed window to the front aspect.

Bedroom Four
Double glazed window overlooking the garden. Radiator.

Family Bathroom
Double glazed window overlooking the garden. Ceramic tiled flooring. Fully tiled walls. Panelled bath with shower over. Wall mounted wash hand basin. Low flush WC. Extractor. Shaver point. Heated towel rail. Inset spotlights.

Frontage
Low maintenance frontage with slate chippings and several shrubs. Pathway leading to canopy porch and front door. Shallow lawned section with flower bed rounding the corner to the driveway area.

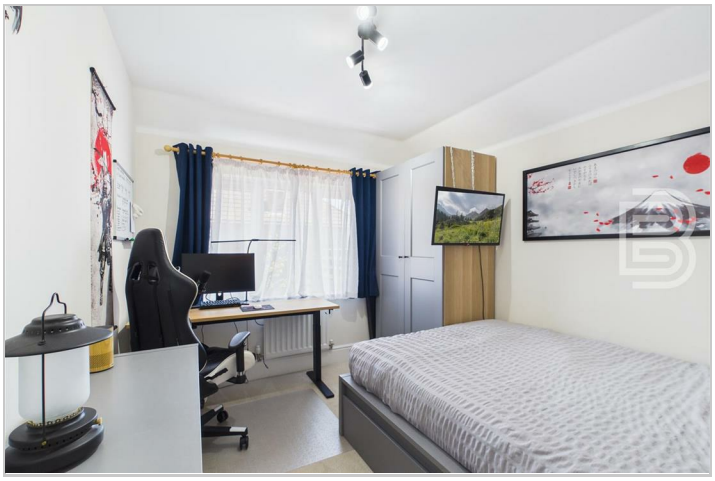
Driveway
Block paved driveway provides parking for 2 cars and leads to garage. Gate into rear garden.

Garage
Detached single garage. Power and light connected. Metal up and over door.

Garden
Primarily enclosed by brick wall with one section of timber fence. Gate onto the driveway. Good size sandstone patio. Central lawned area with substantial decorative stone and slate border across the back area with several small trees. Outside power sockets and outside tap.

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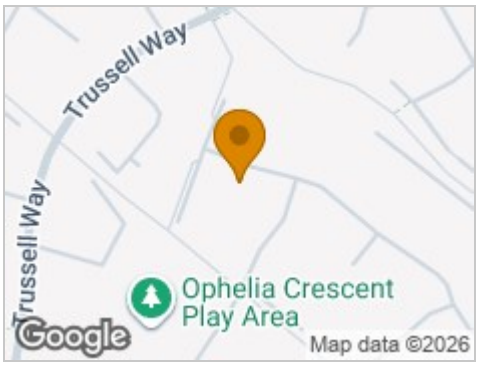








Road Map



Hybrid Map



Terrain Map



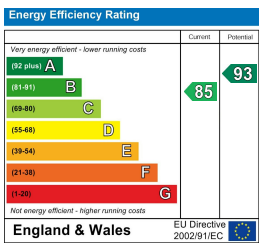
Floor Plan



Viewing

Please contact our Rugby Office
on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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