



**Cawston Way, Rugby,
Guide Price £499,950**

**crowhurst
gale**



Cawston Way, Rugby,

Crowhurst Gale are pleased to present this beautiful renovated, detached bungalow in the highly sought after Cawston Way in Bilton Village. The property briefly comprises; Entrance Hall, Cloakroom with WC, Open Plan Living Area, Utility Room, Two Spacious Bedrooms and a Shower Room. The property was extended and fully renovated in 2024 to create a unique and easy way of living.

Book your viewing today to avoid disappointment.

The Property

Situated in the highly sought-after area of Bilton village, this beautifully renovated detached bungalow on Cawston Way offers a perfect blend of comfort and modern living. Built in 1950, the property has been thoughtfully updated to meet contemporary standards while retaining its charming character.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious open plan living area. This well-designed space seamlessly integrates a stylish kitchen, making it ideal for both entertaining guests and enjoying quiet family meals. The bungalow boasts two generously sized bedrooms and a shower room, providing ample space for relaxation.

The property also features a handy utility room, perfect for managing household chores with ease. With gas heating and double glazing throughout, you can enjoy a warm and energy-efficient home all year round.

Outside, the bungalow is surrounded by beautifully maintained gardens on three sides, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The property also benefits from parking for up to three vehicles, providing convenience for residents and guests alike.

This delightful bungalow is not just a home; it is a lifestyle choice in a community that is both vibrant and welcoming. With its prime location and modern amenities, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this charming bungalow your new home.

Open Plan Living Area 21'5" max x 21'7" (6.55 max x 6.58)



Inner Porch 5'6" x 4'9" (1.68 x 1.45)

Clockroom 6'0" x 4'0" (1.83 x 1.22)

Bedroom 16'6" x 10'5" (5.04 x 3.18)

Shower room 5'4" x 11'2" (1.65 x 3.42)

Bedroom 13'11" x 10'2" (4.26 x 3.11)

Utility Room

Gardens

Resin carparking area to the front. Mature gardens to three sides of the property with a walkway to the rear.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

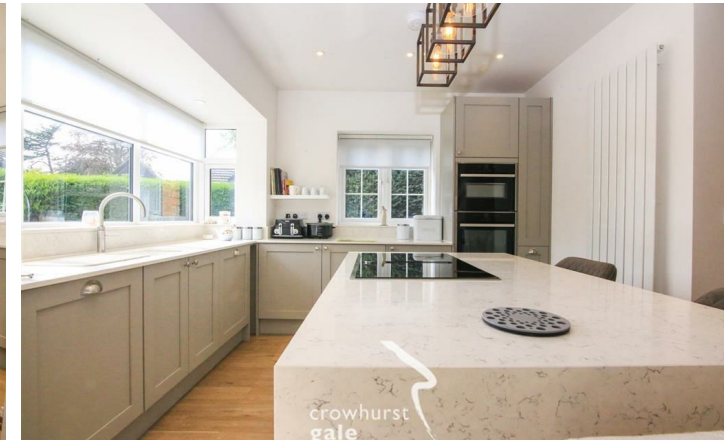
Tax Band: C

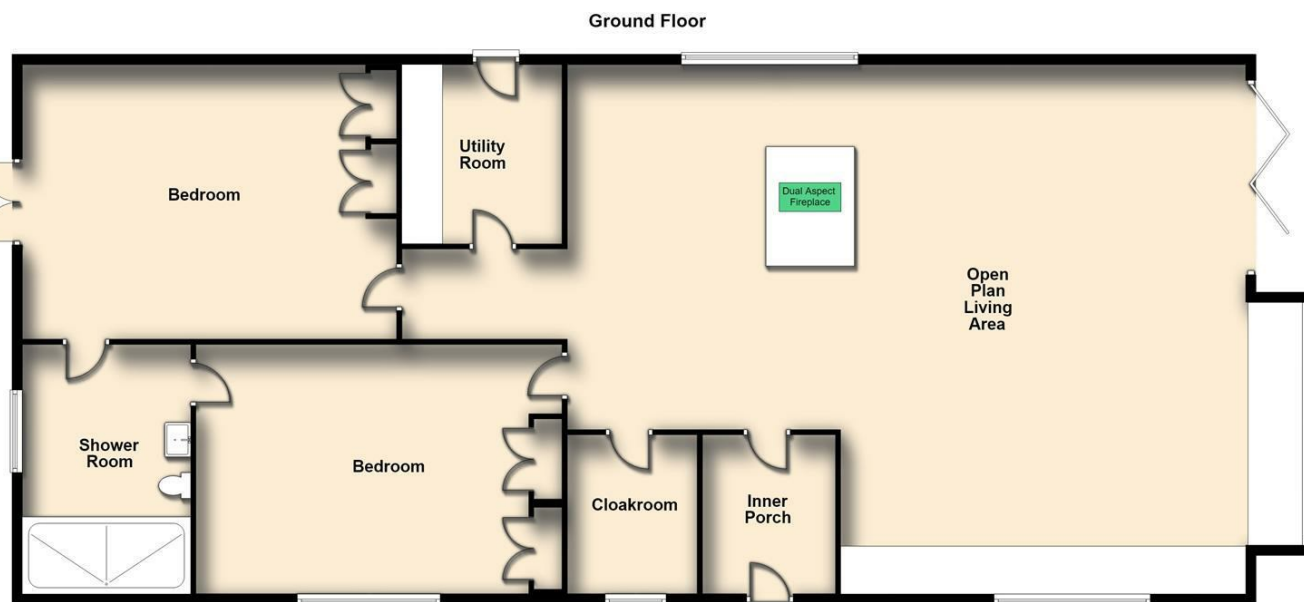
Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

