



EDWARD KNIGHT
ESTATE AGENTS

6 DIGGS CLOSE, THE SPINNEYS, CAWSTON , RUGBY, CV23 9FY

£300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, show home condition, three-bedroom family home located in the desirable Cawston Estate. This attractive property is situated on a corner plot within a quiet cul-de-sac on the edge of the development and benefits greatly from its access to beautiful nearby countryside walks including Cawston woods which are just a few minutes away.

In brief the accommodation comprises: entrance hall, ground floor WC, living room, open plan kitchen diner, utility room, three bedrooms with en-suite to master and a family bathroom. External benefits include a secure, block paved driveway, detached single garage and a sizeable, enclosed, low maintenance rear garden with patio area.

LOCATION

Cawston is a suburban village close to the southwest of Rugby. It is conveniently situated on the A4071, which is just one mile from the M45. The area has local amenities including local shops as well as the highly regarded Cawston Grange Primary School.



GROUND FLOOR

The property is accessed via a pretty, well-kept fore-garden which leads to the composite front door. The entrance hall provides access to all the ground floor accommodation as well as the stairs which rise to the first floor. The living room runs the full length of the property and overlooks the fore-garden corner plot and trees beyond. This room includes windows to two different aspects making it a bright and airy place to spend time. The open plan kitchen dining room also runs the full length of the property and should be considered a "wow factor" room with its beautiful contemporary style kitchen with quality fitted units and integrated appliances. The kitchen dining room has double opening French doors to the rear garden patio as well as a door which provides access to the sizeable utility room, which can also double as an office if required. The entrance hall also provides access to the ground floor WC.

ENTRANCE HALL

LIVING ROOM

18' 4" x 10' 2" (5.59m x 3.1m)

GROUND FLOOR WC

KITCHEN DINING ROOM

18' 4" x 8' 10" (5.59m x 2.69m)

UTILITY ROOM







FIRST FLOOR

The first floor includes a noticeably spacious landing area that provides access to all the bedrooms. The master bedroom includes an en-suite shower room, WC and wash hand basin. There are two further double bedrooms both with space for wardrobes and dressers if required and a family bathroom with further shower attachment.

MASTER BEDROOM

11' 0" x 10' 5" (3.35m x 3.18m)

EN SUITE SHOWER ROOM

BEDROOM TWO

10' 4" x 9' 0" (3.15m x 2.74m)

BEDROOM THREE

9' 0" x 9' 0" (2.74m x 2.74m)



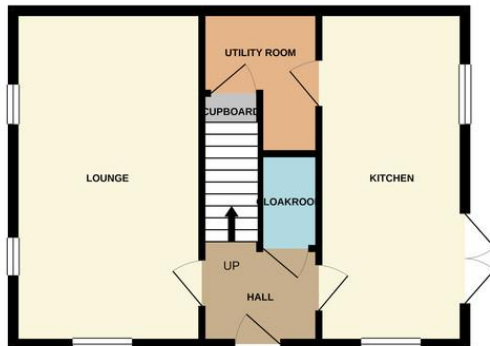
OUTSIDE

This property occupies an enviable corner plot, the fore-garden to the left-hand side of the property could easily be used for further parking if ever required.

The rear garden has been designed for low maintenance and is enclosed partly by a brick wall and partly by timber fencing. There are various sunny seating areas around the garden and gated access to the driveway. A detached garage is located at the end of the garden pathway.

DETACHED GARAGE

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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