



**EDWARD KNIGHT**  
ESTATE AGENTS

20 DORSET CLOSE, CAWSTON, RUGBY, CV22 7RB

OFFERS OVER £285,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented modern home which is situated in a quiet cul de sac within one of Rugby's most popular residential areas. This three-bedroom semi-detached property boasts versatile accommodation set over three floors as well as a single garage and private, walled rear garden all of which was constructed in approximately 2005.

The ground floor accommodation comprises of a bright and airy entrance hall with cloakroom/WC, the kitchen includes various appliances, fitted units and overlooks the property street whilst the main reception room has double opening doors into the private rear garden. The first-floor accommodation offers two good size bedrooms and a centrally located family bathroom. The second floor is home to the master suite which includes a large bedroom with dormer window, en suite shower room and dressing room with fitted wardrobes.

Externally the property has a low maintenance fore-garden which is enclosed by iron fencing, a lawned rear garden with patio and gated access and to the rear of the property is a parking area where the single garage and off-street parking is located.



## LOCATION

The property is located in the heart of Cawston Fields and is just a short walk to the local parade of shops, Cawston Primary School, the children's play area and various other parks and nature walks.

Cawston is a suburban village close to the southwest of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent Schooling is available in the nearby area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling



available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

## VIEWINGS

Viewings for this property will take place on Saturday 2nd July 2022, please call Edward Knight's Rugby offices to organise your appointment.







## GROUND FLOOR

### ENTRANCE HALL

### GROUND FLOOR WC

### KITCHEN

8' 4" x 10' 11" (2.54m x 3.33m)

### LOUNGE DINING ROOM

14' 4" x 15' 8" (4.37m x 4.78m)

## FIRST FLOOR

### BEDROOM TWO

15' 7" x 9' 2" (4.75m x 2.79m)

### FAMILY BATHROOM

8' 9" x 6' 7" (2.67m x 2.01m)

### BEDROOM THREE

15' 7" x 8' 11" (4.75m x 2.72m)

## SECOND FLOOR

### MASTER BEDROOM

15' 7" x 16' 1" (4.75m x 4.9m)

### DRESSING ROOM

4' 11" x 9' 3" (1.5m x 2.82m)

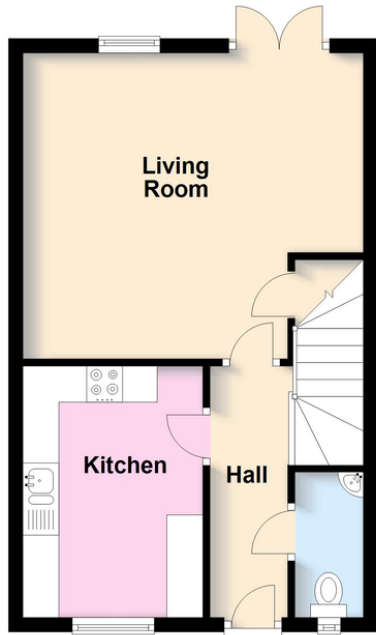
### EN SUITE SHOWER ROOM

### GARAGE



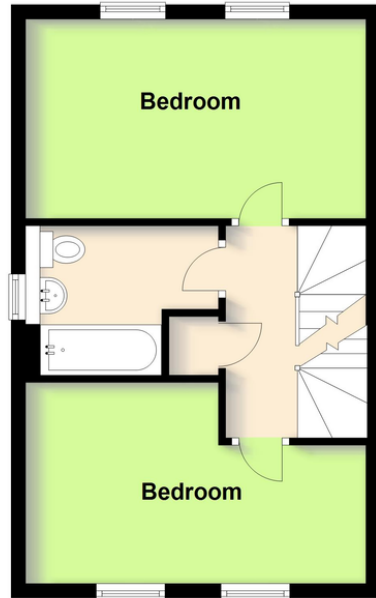
### Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



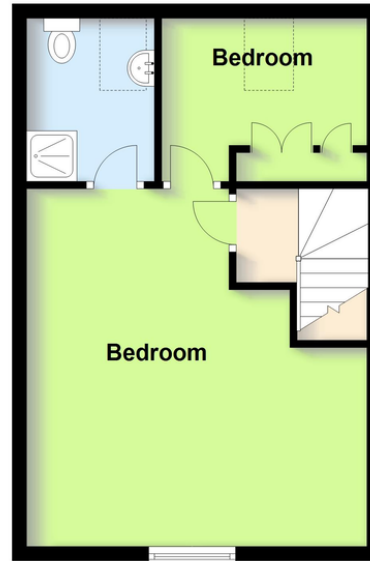
### First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



### Second Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		