



EDWARD KNIGHT
ESTATE AGENTS

1 CLEMENT WAY, CAWSTON, RUGBY, CV22 7FH

£475,000





PROPERTY SUMMARY

We are delighted to offer for sale this well presented, extended four bedroom detached home located within the popular Cawston Development, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages.

The accommodation which is set over two floors includes a bright entrance hall, spacious living room, extended, refitted kitchen/dining/family room with integrated appliances, separate utility room, study and ground floor cloakroom/wc. To the first floor, there are four well proportioned bedrooms, two benefitting from ensuite shower rooms and a modern family bathroom with a three piece white suite. The property benefits from UPVC double glazing and gas fired central heating to radiators. Externally, the property benefits from an enclosed laid to lawned garden with patio area, ideal for alfresco dining. To the rear of the property, there is a driveway leading to a double garage.

Viewing is essential to appreciate this superb property on offer, viewings are strictly by appointment with Edward Knights Regent Street offices.

LOCATION

Cawston is a suburban village close to the south west 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 good Schooling is available in the near by 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.







LIVING ROOM

29' 1" x 11' 1" (8.86m x 3.38m)

STUDY

10' 1" x 8' 1" (3.07m x 2.46m)

KITCHEN/DINER/FAMILY ROOM

22' 1" x 24' 1" (6.73m x 7.34m)

UTILITY ROOM

8' 1" x 6' 1" (2.46m x 1.85m)

W.C

BEDROOM ONE

15' 1" x 9' 2" (4.6m x 2.79m)

ENSUITE

9' 4" x 5' (2.84m x 1.52m)

BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m)

ENSUITE

5' 2" x 5' (1.57m x 1.52m)

BEDROOM THREE

13' 1" x 8' 1" (3.99m x 2.46m)

BEDROOM FOUR

10' 1" x 6' 1" (3.07m x 1.85m)

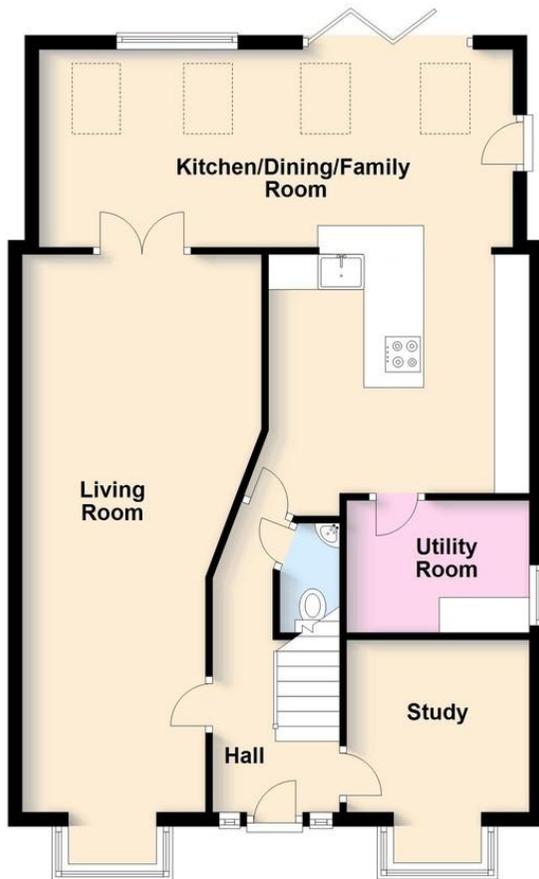
BATHROOM

8' 1" x 5' 1" (2.46m x 1.55m)



Ground Floor

Approx. 78.2 sq. metres (842.2 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 135.8 sq. metres (1461.8 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		