



**EDWARD KNIGHT**  
ESTATE AGENTS

3 FREWEN ROAD, CAWSTON, RUGBY, CV22 7UB

£375,000







## PROPERTY SUMMARY

We are delighted to present this immaculate, three bedroom, link detached property, located within the popular area of Cawston in Rugby. This modern property boasts spacious living and has been well maintained by the current owners.

The accommodation which is set over two floors includes a bright entrance hall, spacious living room, conservatory with underfloor heating, refitted kitchen/dining room with integrated appliances, separate utility room and ground floor cloakroom/wc. To the first floor, there are three well proportioned bedrooms, the master benefitting from an ensuite shower room. The property also has a family bathroom with modern three piece white suite. The property further benefits from UPVC double glazing, gas fired central heating to radiators, new boiler and air conditioning to the first floor. Externally, the property has a gated driveway providing secure parking, leading to single garage. The rear garden is laid to lawn with a patio area ideal for entertaining and outdoor dining.



Viewings for this fantastic home are strictly by appointment with Edward Knight Estate Agents Regent Street office.

## 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.









#### **ENTRANCE HALL**

6' 1" x 4' 10" (1.85m x 1.47m)

#### **LIVING ROOM**

17' 1" x 11' 0" (5.21m x 3.35m)

#### **CONSERVATORY**

13' 1" x 9' 1" (3.99m x 2.77m)

#### **KITCHEN/DINER**

17' 1" x 9' 10" (5.21m x 3m)



#### **UTILITY ROOM**

7' 1" x 6' 1" (2.16m x 1.85m)

#### **W.C**

6' 1" x 3' 1" (1.85m x 0.94m)

#### **LANDING**

10' 1" x 7' 0" (3.07m x 2.13m)

#### **BEDROOM ONE**

17' 1" x 11' 4" (5.21m x 3.45m)

#### **ENSUITE**

4' 1" x 7' 1" (1.24m x 2.16m)

#### **BEDROOM TWO**

10' 0" x 9' 1" (3.05m x 2.77m)

#### **BEDROOM THREE**

10' 1" x 7' 1" (3.07m x 2.16m)

#### **BATHROOM**

9' 1" x 7' 1" (2.77m x 2.16m)





Total area: approx. 105.3 sq. metres (1133.5 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		