1 Noble Drive
Cawston
RUGBY
CV22 7FL

£525,000

- EXTENDED FOUR BEDROOM
- KITCHEN/DINING ROOM
- INTEGRATED MUSIC/MEDIA SYSTEM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- DETACHED FAMILY HOME
- TWO ENSUITES
- OFFICE/PLAYROOM
- DETACHED SINGLE GARAGE
- ENERGY EFFICIENCY RATING: TBC

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A beautifully presented, extended four bedroom detached family home situated on a corner plot in the popular residential area of Cawston. The property offers 1500sq feet of accommodation with a refitted kitchen/dining room with 'Neff' appliances. The dining area has triple bi fold doors and French doors which open out on to the garden. The property also benefits from a built in music/media system with central 'Apple Ipad' controls located in the kitchen and built in speakers throughout the main rooms of the house to include, kitchen/dining area, lounge, master bedroom and family bathroom.

In brief, the accommodation comprises; an entrance hall, spacious lounge, office/dining room, ground floor w.c. kitchen/diner, utility room, four bedrooms, two with en-suite shower rooms and a family bathroom. Externally there is off road parking for three cars, a detached single garage, and an enclosed landscaped rear garden. Ideally located for well regarded schools including Cawston Grange Primary School and Rugby's outstanding independent preparatory school. Excellent transport links include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in under an hour. Early viewing is highly recommended to appreciate this lovely home.

Ground Floor

Entrance Hall
Enter via composite door, stairs rising to first floor landing, under stairs storage cupboard, radiator, connecting doors through to:

Downstairs W/C
Low level W/C in concealed cistern, wash hand basin inset in a vanity unit, tiled splash backs, radiator, extractor.

Lounge
21'9" x 11'11" (6.63 x 3.64)
Window to front aspect, windows and French doors to rear aspect, three radiators, integrated surround sound speakers, TV point.

Office/Play Room/Dining Room
11'1" x 9'1" (3.4 x 2.79)
Window to front aspect, radiator.

Kitchen
18'9" x 19'5" (maximum measurements into dining ar (5.74 x 5.94 (maximum measurements into dining area)
Range of base and eye level units with soft close draws, wall of cupboards and storage including wine rack, and pull out pantry cupboards. two 'Neff' ovens one conventional microwave and a fan oven with plate warmer, space for American fridge/freezer, one and half bowl sink and drainer unit with mixer tap over, timber work surfaces, Neff induction hob with self regulating extractor above, integrated wall mounted 'ipad'. ,coordinating part tiled walls, vertical radiator, Floor strip lighting, door to utility room.

Dining Area
Integrated speakers, two radiators, bi-folding doors to rear aspect, French doors to side aspect, two Velux windows, integrated downlights, breakfast bar area,

Utility Room
Space and plumbing for washing machine, space for tumble dryer, base and wall mounted units, wall mounted gas fired boiler, timber work surface with sink and drainer unit with mixer tap over, part glazed door to rear aspect, recess downlights, Velux window, access to storage cupboard, radiator.

First Floor

Landing
Access to loft storage space, radiator, airing cupboard housing hot water cylinder, doors to:

Bedroom One
10'4" x 12'2" (3.16 x 3.72)
Window to front aspect, radiator, built in double wardrobe, built in speakers, door to en suite.

En Suite
Low level W/C in concealed cistern, large shower enclosure with 'Mira' electric shower with wireless controller., wash hand basin set within a vanity unit, Electric shaving point, extractor, recess downlights, Heated towel rail, opaque window to front aspect.

Bedroom Two
9'7" x 11'5" (2.93 x 3.48)
Window to rear aspect, built in double wardrobe, radiator, access to en suite.

En Suite
Shower enclosure with mixer shower, coordinated tiled walls, low level W/C, pedestal wash hand basin, radiator, opaque window to rear aspect, extractor fan,

Bedroom Three
9'9" x 11'5" (2.99 x 3.48)
Window to front aspect, radiator, built in speakers, built in double wardrobe.

Bedroom Four
9'0" x 7'9" (2.76 x 2.37)
Window to rear aspect, radiator.

Family Bathroom
Panel bath with electric shower over, low level W/C, wash hand basin in vanity unit, coordinated part tiled walls, opaque window to rear aspect. recess downlights, extractor, built in speaker system, electric shaver point, heated towel rail.

Externally

Front Garden
Pathway to front door, areas laid to lawn with dwarf hedging.

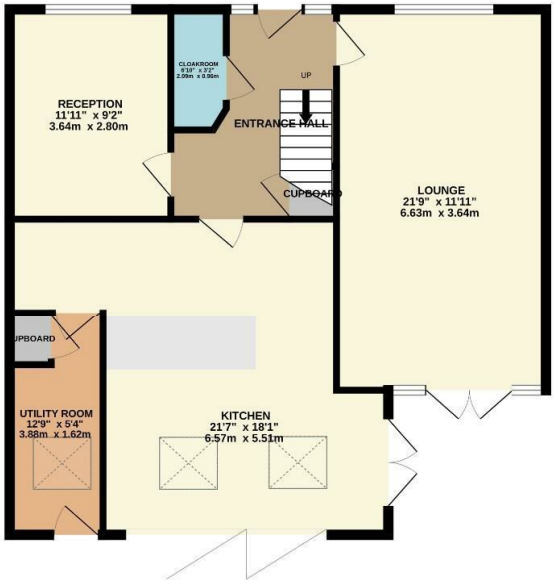
Rear Garden
Corner plot mainly laid to lawn, mature shrubbery and planting, pergola with block paving, composite decking area, enclosed by timber panel fencing and brick wall, paved patio area, two external electrical point, external water tap. External sound system speakers.

Side Garden
Off road parking for three vehicles, access to detached single garage.

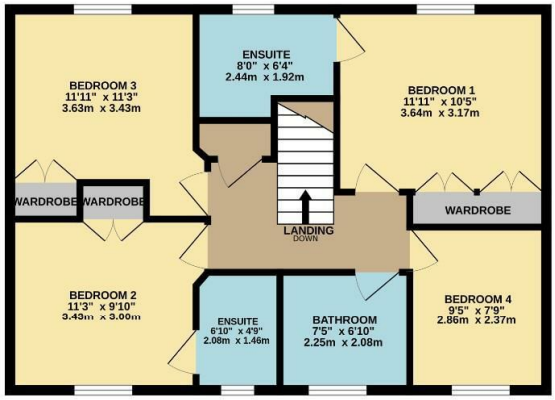
Garage
Brick built construction, metal up and over door, power and light connected.

Agents Notes
Local Authority: Rugby
Council Tax Band: F
Energy Efficiency Rating: TBC

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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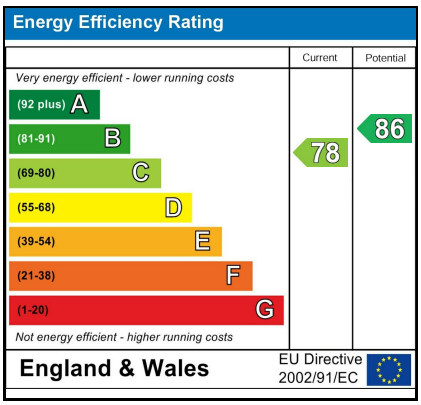

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