

**2 Hambledon Close  
Cawston  
RUGBY  
CV22 7YR**

**Guide Price £480,000**



- MODERN DETACHED FAMILY HOME
- FOUR SPACIOUS DOUBLE BEDROOMS
- BEAUTIFUL CORNER PLOT OVERLOOKING GREEN SPACE
- UTILITY ROOM & DOWNSTAIRS W/C
- OFF ROAD PARKING & DETACHED SINGLE GARAGE

- FITTED KITCHEN/DINER
- TWO RECEPTION ROOMS
- ENCLOSED, PRIVATE REAR GARDEN
- FITTED FAMILY BATHROOM & ENSUITE TO MASTER
- ENERGY EFFICIENCY RATING B

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This IMPRESSIVE FOUR BEDROOM detached family home, built by Messrs. William Davis to their "Denwick" design, set on a lovely corner plot on the edge of Cawston, with views overlooking green space. This property benefits from off road parking for 3 to 4 cars, a single garage, owned solar panels & storage battery, a lounge, study, downstairs w.c., spacious open plan family kitchen/diner, a utility room. On the first floor there are four double bedrooms, an ensuite shower room to the master, and a fitted four piece family bathroom. This property also has a home security system and the remainder of the NHBC warranty.

Cawston is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links, including the M1/M6 and M45 motorway links, and is just a ten minute drive from Rugby train station with its direct fast links to London Euston, Birmingham and Crewe ideal for commuting.

### **Accommodation Comprises**

Entry via covered entrance with obscure double glazed door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Wall panelling. Doors off to study, lounge, cloakroom and kitchen.

#### **Lounge**

14'7" x 11'5" (4.46m x 3.49m)

Window to front aspect.

#### **Study/Play Room**

11'1" x 7'8" (3.39m x 2.36m)

Window to front aspect. Radiator. Understairs storage.

#### **Kitchen/Family/Dining Room**

20'0" x 13'10" (6.10m x 4.22m)

A spacious open plan room fitted with a range of contemporary base and eye level units with wood work surface space. One and half bowl stainless steel sink unit with mixer tap over. Stainless steel hob with extractor canopy over. Built in electric Zanussi double oven. Integrated dishwasher and fridge/freezer. Radiator. Spotlights. Vinyl flooring. Window overlooking rear garden. French doors opening to rear garden with windows to side. Door to

#### **Utility Room**

Base and eye level units. Space and plumbing for a washing machine and tumble dryer. Wall mounted Logic boiler. Radiator. Vinyl flooring. Door opening to rear garden.

#### **Cloakroom**

With low level w.c. Wall mounted hand wash basin with mixer tap over. Extractor fan. Fuse box. Vinyl floor covering. Obscure window to side elevation.

#### **First Floor Landing**

Access to partially boarded loft. Radiator. Airing cupboard housing hot water tank. Doors off to bedrooms and bathroom.

#### **Bedroom One**

11'5" x 11'5" (3.49m x 3.49m)

Window to front. Wall panelling. Radiator. Built in wardrobe. Door to:

### **Ensuite Shower Room**

With suite to comprise; tiled shower with mixer shower, wall mounted hand wash basin, and low level w.c. Ladder radiator. Spotlights. Vinyl flooring. Window to side elevation.

### **Bedroom Two**

11'5" x 9'4" (3.49m x 2.87m)

Two windows to front. Two wardrobes. Radiator.

### **Bedroom Three**

11'5" x 8'1" (3.50m x 2.48m)

Window to rear. Radiator.

### **Bedroom Four**

12'3" x 7'3" (3.75m x 2.22m)

Window to rear. Radiator.

### **Bathroom**

With high gloss suite to comprise; tiled corner shower, panelled bath, wall mounted wash hand basin, and low level w.c. Half height tiling. Ladder radiator. Spotlights. Electric shaver point. Vinyl flooring. Extractor fan. Obscure double glazed window to rear elevation.

### **Front And Side Garden**

Mainly laid to lawn. Mature flower and shrub borders. Pathway to entrance. Block paved driveway providing off road parking for three/four cars and access to garage. Gated access to rear garden. Solar panel controls.

### **Garage**

With up and over style door.

### **Rear Garden**

The south facing garden has been landscaped to a high standard. Ceramic tiled area ideal for el fresco dining. Area laid to lawn with mature shrub and herbaceous borders with sleepers. Further seating area. Further plants, trees and shrubs. Areas laid to bark chippings. Covered pergola. Timber panel fencing and brick wall to boundaries. Gated side pedestrian access.

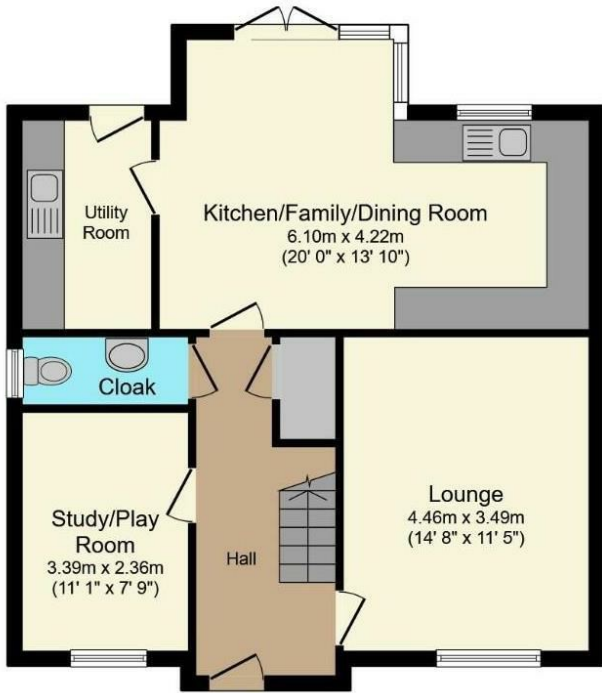
### **Agents Note**

Council Tax Band: E

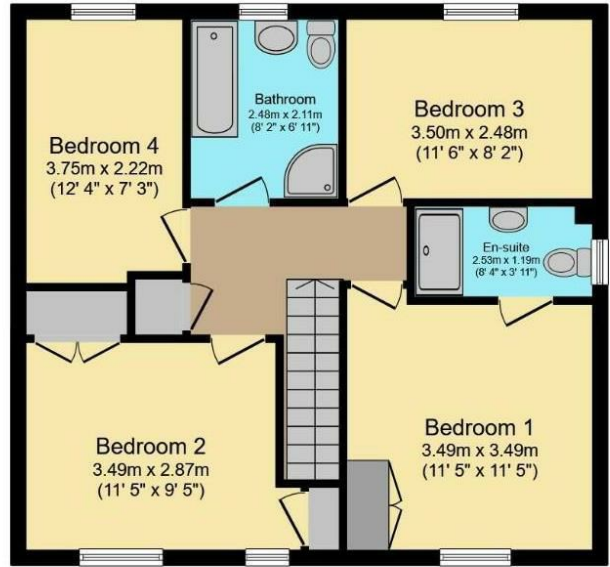
Energy Efficiency Rating C





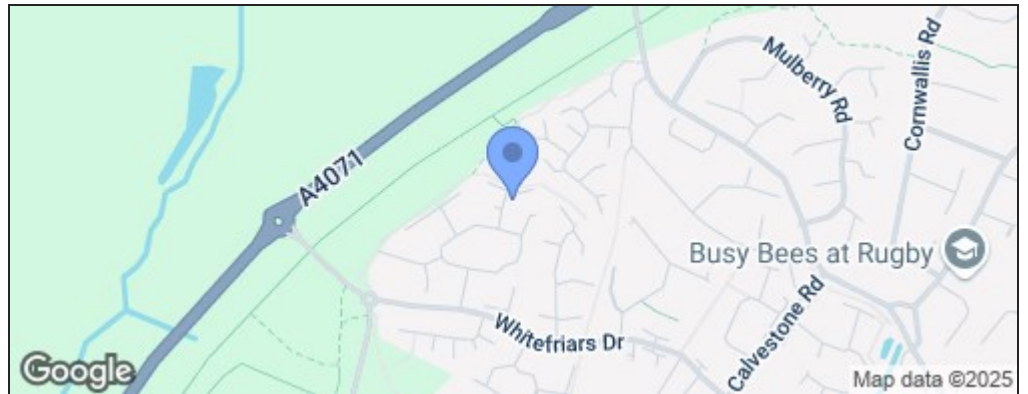


**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.