



**Cymbeline Way, Rugby, Warwickshire**  
**£409,950**

crowhurst  
gale



# Cymbeline Way, Rugby, Warwickshire

Crowhurst Gale are pleased to present this beautiful detached property situated on the corner of Cymbeline Way and Longrood Road, which is a prime location for schooling and local amenities. In brief the accommodation comprises entrance hall which is accessed via a modern composite door. The lounge is situated to the front of the house and benefits from a wood burning stove. There is a separate dining room located between the kitchen and the lounge. Ceramic tiled flooring flows through the entrance hall, through to the boot room and the kitchen. The kitchen has been refitted to a high standard. A range of fitted base and wall units are set within a contrasting work surface with inset sink. There are high end integrated appliances to include an elevated Bosch double oven, AEG induction hob with extractor fan over and there is space for an upright fridge/freezer and space and plumbing for a dishwasher. Not only is there a useful inner lobby/cloakroom but there is a spacious utility room with skylight window and window to the front aspect. There is space and plumbing for a washing machine, tumble dryer and upright American fridge/freezer. To the ground floor there is a ground floor shower room with skylight window, shower cubicle with electric shower, a wall mounted wash hand basin and vanity unit and a close coupled W.C. A conservatory with French doors overlooks the rear garden. To the first floor there is the main bedroom which is a good size due to the fact it was two bedrooms originally. There are two further double bedrooms and a family bathroom. The property is fully Upvc double glazed and there is a modern Worcester Bosch gas fired combination boiler situated in the kitchen. Externally there is a driveway that provides parking for several cars and a front garden. The rear garden benefits from a patio area and a lawn area which flows around to a side garden and timber storage shed/workshop.

Entrance Hall - 4.79m (15'9") x 1.8m (5'11")

Lounge - 5.18m (17'0") x 3.41m (11'2")

Dining Room - 3.21m (10'6") x 2.98m (9'9")

Refitted Kitchen - 3.21m (10'6") x 3.15m (10'4")

Inner lobby/Cloakroom - 1.7m (5'7") x 1.51m (4'11")

Inner Hall

Utility Room - 4.57m (15'0") x 2.25m (7'5")

Ground Floor Shower Room - 2.25m (7'5") x 1.64m (5'5")

Conservatory - 3.18m (10'5") x 2.87m (9'5")

FIRST FLOOR



## First Floor Landing

Bedroom One With Storage Cupboard - 5.17m (17'0") x 3.27m (10'9")

Bedroom Two With Built In Wardrobe - 4.39m (14'5") x 2.72m (8'11")

Bedroom Three - 3.66m (12'0") x 2.39m (7'10")

Family Bathroom - 3.11m (10'2") x 1.77m (5'10")

## EXTERNALLY

Front Garden & Driveway

Rear Garden

Side Garden & Workshop

Workshop/Storage Shed - 5.33m (17'6") x 2.38m (7'10")

## Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

## Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

## Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

## Local Authority

Rugby Borough Council

## Tenure

Freehold

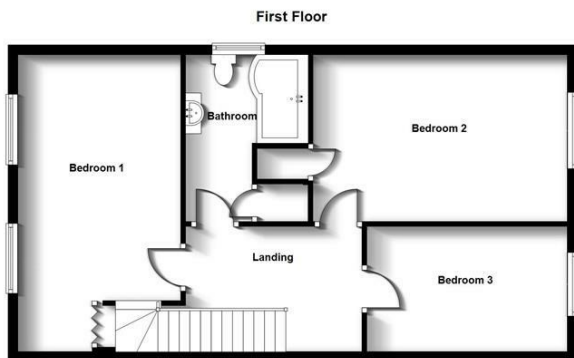
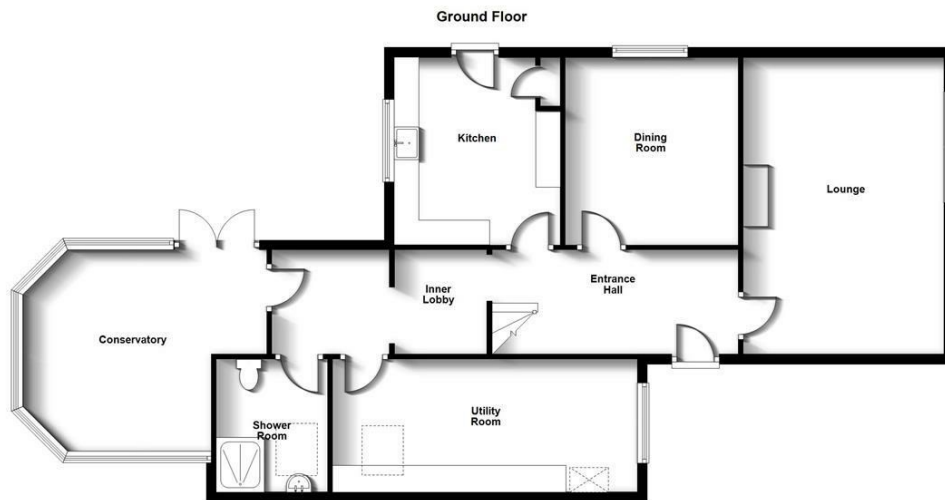


## Tax Band

Tax Band: D

## Viewing

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

