



Clement Way, Cawston, Rugby
Offers Over £400,000



Clement Way, Cawston, Rugby

VIEWING DAY 28TH MAY -12PM -2PM - BY APPOINTMENT ONLY 01788 522266.

Crowhurst Gale Estate Agents are pleased to present to market this ex - show home Constructed by McLean Homes in 2002. The property occupies a corner plot with a secluded private driveway servicing just three other properties. In brief the property comprises: entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room, cloakroom and study to the ground floor. To the first floor there are four bedrooms and a bathroom. Two of the bedrooms benefit from en suite shower rooms. The property further benefits from Upvc double glazing, gas central heating, rear garden, off road parking and double garage. The property would benefit from some modernisation and is available with no onward chain.

Frontage

Block paved driveway providing off road parking. Access to the double garage. Access to the rear garden via side gate. Outside lighting.

Entrance Hall

Enter via part obscure glazed front door with window to the side. Stairs rising to the first floor, radiator, ceiling spotlights. Storage cupboard. Doors to:

Lounge 18'2" into bay x 11'7" (5.56m into bay x 3.55m)

Upvc double glazed bay window to the front aspect. Feature gas fire, two radiators. Double wooden glazed doors into:

Dining Room 11'8" x 10'0" (3.56m x 3.05m)

Upvc double glazed French doors opening onto the rear garden, radiator. Door to:

Kitchen/Breakfast Room 14'9" x 10'10" (4.51m x 3.31m)

Upvc double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over. Fitted grill and oven. Fitted fridge/freezer. Fitted dishwasher. Island with storage. Radiator, tiled flooring, ceiling spotlights. Door to understairs storage cupboard. Wooden glazed door into:

Conservatory 10'0" x 9'4" (3.06m x 2.85m)

Of brick and Upvc construction. Windows to all sides. Double glazed door onto the rear garden. Electric points. Ceiling light and fan. Continuation of tiled flooring.



Utility Room 8'0" x 5'11" (2.44m x 1.82m)

Obscure double glazed door to the side. Base level units with work top surfaces. Tiled splash backs. Space and plumbing for washing machine, space for tumble dryer. Wall mounted gas boiler. Ceiling spotlights, tiled floor, radiator.

Study/Play Room 11'4" x 7'3" (3.46m x 2.23m)

Upvc double glazed window to the side aspect, radiator.

Cloakroom 5'2" x 3'11" (1.60m x 1.20m)

Upvc obscure double glazed window to the side aspect. Low level w.c, wash hand basin. Radiator.

First Floor Landing

Access to loft space. Door to cupboard housing the hot water tank. Doors to:

Bedroom One 12'11" x 11'10" (3.94m x 3.62m)

Upvc double glazed window to the front aspect, fitted wardrobes, radiator. Door to:

En Suite Shower Room 7'1" max x 5'8" (2.18m max x 1.73m)

Upvc double glazed window to the front aspect. A part tiled suite comprising: enclosed shower cubicle, low level w.c. Vanity unit with inset wash hand basin. Radiator.

Bedroom Two 9'8" x 9'6" (2.97m x 2.90m)

Upvc double glazed window to the rear aspect, fitted wardrobes, radiator. Door to:

En Suite Shower Room 7'4" x 3'10" (2.25m x 1.19m)

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: double enclosed shower cubicle. Low level w.c, wash hand basin. Radiator.

Bedroom Three 11'3" max x 11'1" max (3.44m max x 3.39m max)

Upvc double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom Four 12'9" x 8'7" max (3.89m x 2.63m max)

Upvc double glazed window to the rear aspect, radiator.

Bathroom 7'1" x 6'9" (2.16m x 2.08m)

Upvc obscure window to the rear aspect. A part tiled suite comprising: jacuzzi bath with shower attachment. Low level w.c, wash hand basin. radiator. Ceiling spotlights.

Rear Garden

Enclosed rear garden with patio area and water feature. Lawn with mature shrubs and plants to the boundary. Outside tap. Access to the frontage via side gate.

Double Garage 22'7" x 16'5" (6.89m x 5.01m)

Access via up and over doors. Power and light connected. Ceiling spotlights.

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 Mortgage and Financial Services Ltd can offer 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.

Local Authority

Rugby Borough Council

Tax Band

F

Tenure

Freehold

Directions For Sat Nav

CV22 7FH

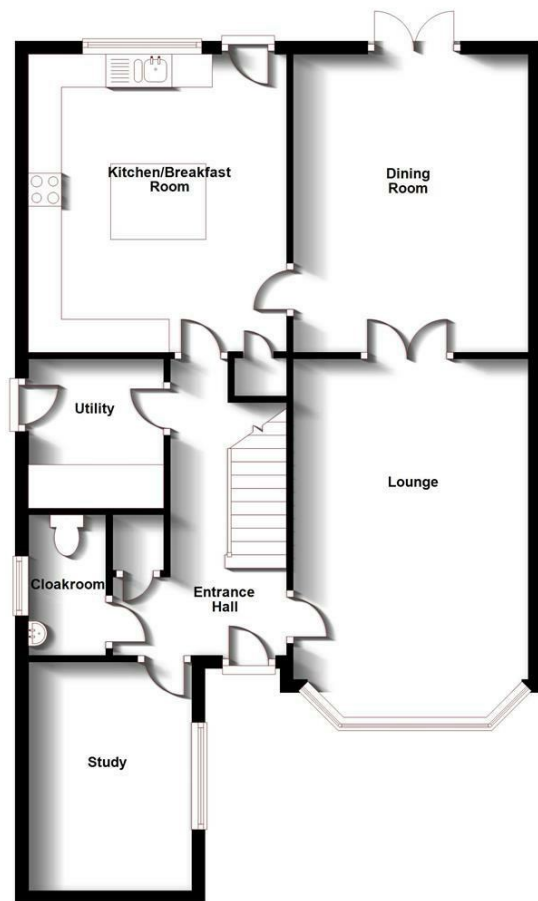
Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

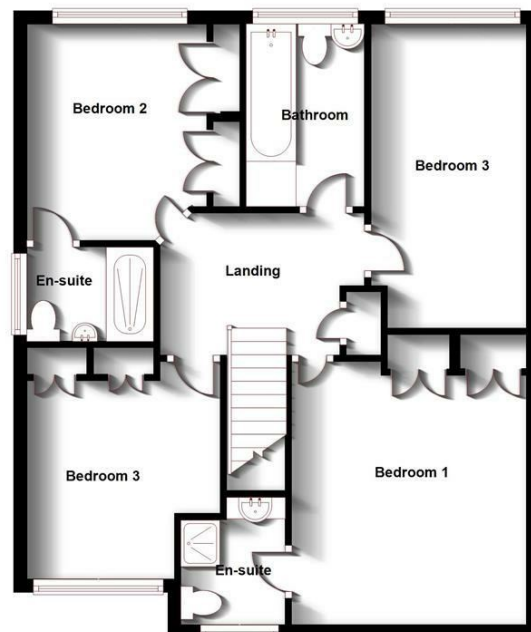




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

