



Cave Close, Cawston, Rugby
£425,000



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Crowhurst Gale are pleased to market this beautifully presented four bedroom detached house located in a private drive on the ever popular Cawston estate. This deceptively spacious home comprises of: Entrance hall, lounge, study, kitchen/dining room, utility room, orangery/sun room, four well proportioned bedrooms, en-suite shower to master bedroom and a detached double garage. To the rear of the property is a landscaped enclosed garden with canopied patio.

Outside Front & Side

The property is accessed via a private tarmac driveway. Lawned fore-garden. Side block paved driveway giving ample parking for several vehicles. Access to double garage.

Entrance

Enter via covered porch. Entrance to house via double glazed door with inset leaded lights into the entrance hallway. Radiator. Wooden effect stripped laminate flooring. Stairs rising to first floor. Under stairs storage cupboard. Further door leading to further cloaks cupboard. Double doors into lounge. Door to study. Door to kitchen/dining room. Door to downstairs wc.

Guest WC

Recently fitted suite with obscure double glazed window to side. Wash hand basin & wc set within a vanity unit. Radiator. Wooden effect stripped laminate wood flooring.

Lounge 16'2" x 11'5" (4.93 x 3.48)

Leaded double glazed bay window to front. Radiator. Feature Adam style fireplace with marble effect hearth and surround, timber mantle, insert living flame gas effect fire. Coving to ceiling.

Study 10'4" x 6'11" (3.17 x 2.13)

Leaded double glazed bay window to front. Wooden effect laminate wooden strip flooring.



Living/Kitchen 23'5" x 9'4" (7.14 x 2.87)

Double glazed window to rear. Range of base and eye level units. Granite worksurfaces. Inset enamel sink with pull out spray tap over. Welsh dresser style kitchen unit. Built in Neff electric double oven including microwave. Four ring inset induction hob with extractor fan over. LVT flooring. Radiator. Built in dishwasher. Double glazed window to rear. Door to utility area. Through-fare into orangery. Door to rear garden and patio area.

Utility Room 6'2" x 4'11" (1.88 x 1.52)

Range of base and eye level units. Granite worksurfaces. Built in fridge/freezer. Wall mounted gas central heating boiler. Plumbing for washing machine. LVT flooring. Door giving access to side of the property. Radiator.

Orangery/Sun Room 8'7" x 10'5" (2.62 x 3.18)

Constructed of double glazed units on a low level brick wall and pitched roof. LVT flooring. Radiator. French doors to patio and rear garden.

First Floor Landing

Galleried landing with balustrade. Obscure double glazed window to side. Access to loft. Doors to all rooms. Radiator. Airing cupboard with shelving. Access to loft space with boarding and ladder.

Bedroom One 15'1" x 10'2" (4.61 x 3.10)

Leaded double window to front. Radiator. Full range of fitted Hammonds bedroom furniture comprising of two bedside cabinets, built in drawer unit, two built in wardrobes with bridging cupboards with further triple row wardrobe. Door to en-suite shower room.

En-Shower Room

Shower enclosure with smart shower fitted. Wash hand basin set within a vanity unit and closed cistern WC. Obscure glazed window to front.

Bedroom Two 12'8" x 9'6" (3.88 x 2.92)

Double glazed window to rear. Radiator.

Bedroom Three 9'7" x 8'2" (2.94 x 2.49)

Double glazed window to rear. Radiator. Complete range of fitted bedroom furniture comprising of chest of drawers and three double wardrobes.

Bedroom Four 10'3" x 7'1" (3.14 x 2.17)

Leaded double glazed window to front. Radiator.

Bathroom

Pedestal wash hand basin. Low flush wc. Panelled bath with shower over. Ceramic tiling. Obscure glazed window to side. Shaver point. Radiator. Extractor fan.

Double Garage 17'6" x 16'11" (5.35 x 5.16)

Two up and over doors. Light and power connected. Personal door from garage giving access to rear garden.

Rear Garden

Paved patio area with canopy fitted over. An area laid with artificial lawn. Raised vegetable beds. Enclosed by timber fencing. Timber gate giving access to side of property.

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.

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.



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

Tenure

Freehold



Tax Band

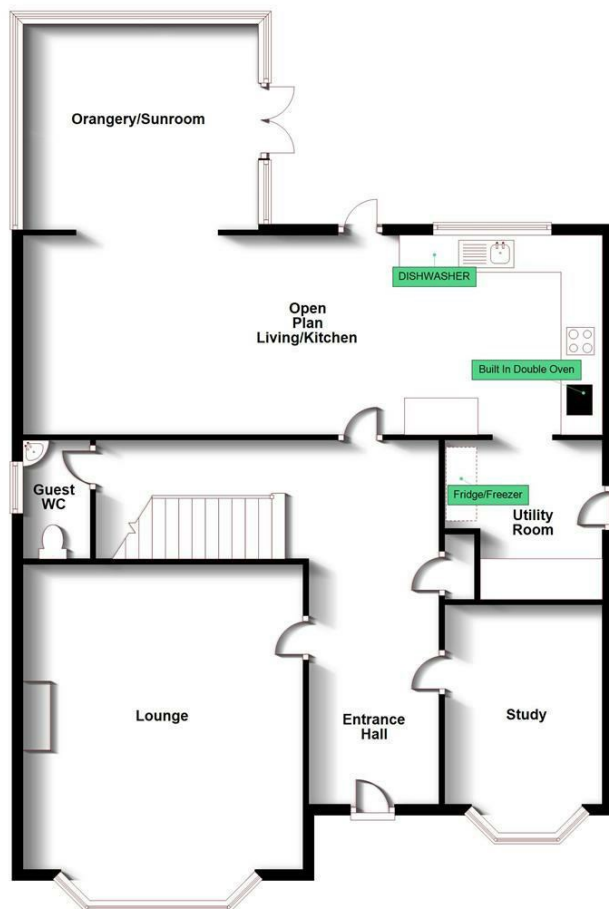
Tax Band: F

Viewing

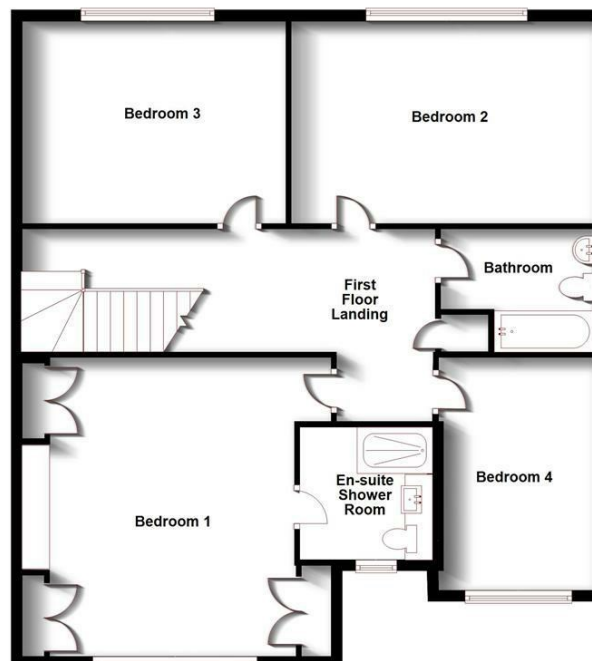
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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	EU Directive 2002/91/EC	77

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	

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