



Spottiswood Close, Cawston, Rugby
Guide price £340,000



Spottiswood Close, Cawston, Rugby

Crowhurst Gale are very pleased to present this spacious, four double bedroom, detached house built by David Wilson Homes. The property is situated on the popular Cawston Grange development which has its own schools, shops and other amenities close by. It is also conveniently situated for Rugby, Coventry and the motorway network. The property is built of brick with a tiled roof, has the benefit of gas central heating to radiators, double glazed windows with excellent family accommodation which briefly comprises: entrance hall, cloakroom, lounge, dining room, breakfast kitchen and utility room to the ground floor with landing, four double bedrooms, en-suite shower room to the master bedroom and family bathroom to the first floor. Outside has front garden, integral garage and fully fenced rear garden.

Frontage

Parking leading to single integral Garage. Boundary hedge, lawned area with flower bed.

Entrance Hall

Double glazed front door. Under stairs cupboard. Stairs rising to first floor. Radiator.

Lounge 17'8" max x 12'10" (5.40 max x 3.93)

Coal effect gas fire with stone effect surround. Coving to ceiling. Double glazed bay window, further double glazed window to side. Two radiators. Door to:

Dining Room 14'9" max x 8'4" (4.51 max x 2.56)

Coving to ceiling. Double glazed patio door to rear garden. Radiator.

Kitchen 10'7" x 10'7" (3.24 x 3.24)

One and a half bowl sink unit, range of base units, wall cupboards and worktops. Gas hob with extractor over and double oven. Space for fridge and freezer. Space for table and chairs. Double glazed window. Double radiator. Tiled flooring. Door to:



Utility Room 8'11" x 5'0" (2.74 x 1.54)

Plumbing for washing machine. Worktops. 'Ideal' gas fired boiler for central heating and domestic hot water. Double glazed door to rear garden. Door leading to garage.

First Floor Landing

Double glazed window to front. Access to roof space. Airing cupboard housing hot water tank.

Bedroom One 11'2" x 13'5" (3.41 x 4.11)

A range of fitted wardrobes. Double glazed window. Double radiator. Door into:

En-Suite Shower 6'4" x 6'0" (1.95 x 1.84)

Fully tiled shower cubicle, pedestal wash hand basin and low flush wc. Double glazed window. Radiator.

Bedroom Two 9'9" x 11'10" (2.99 x 3.62)

Built in wardrobe. Double glazed window. Radiator.

Bedroom Three 11'10" x 10'5" (3.61 x 3.20)

Built in wardrobe. Double glazed window. Radiator.

Bedroom Four 10'8" x 9'1" (3.26 x 2.79)

Double glazed window. Radiator.

Bathroom 7'5" x 7'1" (2.27 x 2.18)

Suite comprising of panelled bath with telephone style shower attachment, pedestal wash hand basin and low flush wc. Double glazed window. Radiator.

Rear Garden

mainly laid to lawn with well stocked flower beds. Access is gained via the side of the property. Enclosed with wooden fencing.

Garage 17'3" x 9'1" (5.28 x 2.77)

Metal up and over door. Power and light connected.

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.

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.

**Tenure**

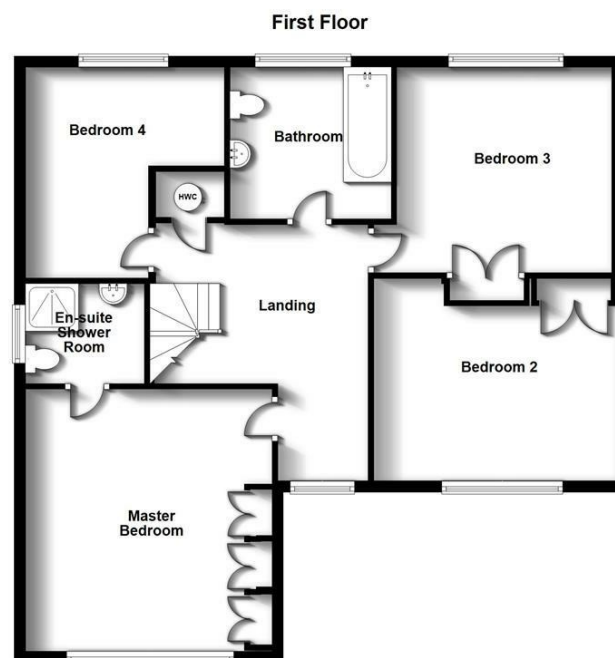
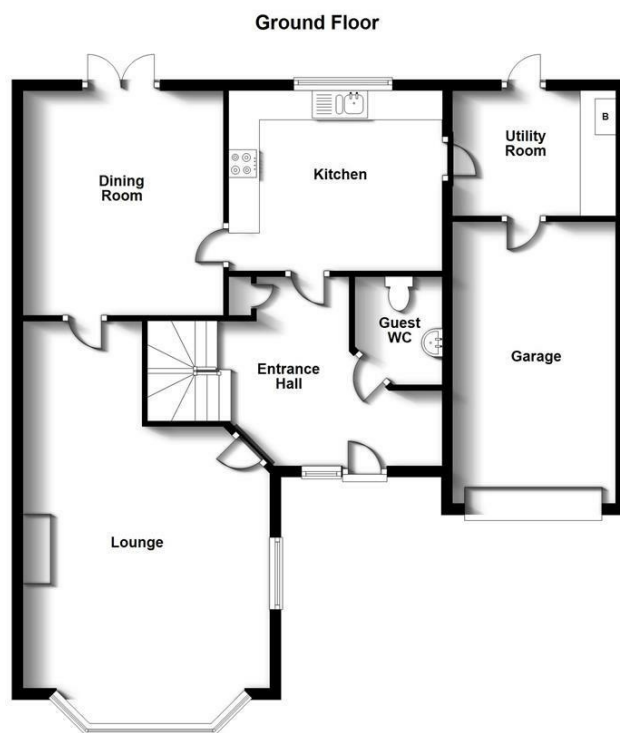
Freehold

Local Authority

Rugby Borough Council

Tax Band

Tax Band: F



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	

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

