**Blyth Close, Cawston, Rugby**
**£425,000**

crowhurst gale

# Blyth Close, Cawston, Rugby

Crowhurst Gale Estate Agents are delighted to offer this four bedroom link detached William Davis Home built to their 'Dearne' design. This well presented home offers separate reception rooms, study, kitchen/breakfast room, utility room and downstairs cloakroom. To the first floor there are four generous sized bedrooms, with en-suite to master, and a family bathroom. Externally there is an enclosed garden to the rear, and a single detached garage. Off road parking is available in front of the garage. The property is situated in a desirable part of Cawston Grange and is ideally located for access to well regarded schools, local shops, and amenities. Early viewing is most highly recommended.

**Entrance Hall**
Enter via double glazed door with opaque panels and two opaque side panels. Stairs rising to the first floor. Radiator. Connecting doors to:-

**Ground Floor Cloakroom**
Close coupled toilet. Pedestal wash hand basin. Radiator. Extractor fan.

**Lounge 14'7" x 11'3" (4.46 x 3.45)**
Upvc double glazed windows to the front and side elevations. Wall mounted electric fire. Door leading to:-

**Dining Room 10'11" x 11'5" (3.34 x 3.50)**
Upvc double glazed bay window to the rear elevation. Two radiators. Door leading to:-

**Breakfast Kitchen 14'5" x 8'11" (4.41 x 2.72 )**
Upvc double glazed window to the rear elevation. Upvc double glazed French doors to the rear elevation. Fitted with a range of eye and base level units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Built in double oven. Hob and extractor hood over. Integrated dishwasher. Integrated fridge freezer. Radiator. Inset lighting to the ceiling. Connecting doors to dining room and entrance hall.

**Utility Room 7'8" x 5'6" (2.35 x 1.68)**
Upvc double glazed door with opaque panel leading onto driveway. Fitted with a range of eye and base level units. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for further appliances.

**Study / Office 7'8" x 8'10" (2.36 x 2.71)**
Double glazed window to the front elevation. Radiator.

**FIRST FLOOR**
First Floor Landing
Access to loft storage space. Airing cupboard. Connecting doors to bedrooms and family bathroom.

**Bedroom One 11'5" x 11'6" (3.50 x 3.52)**
Upvc double glazed window to the front elevation. Radiator. Two built in wardrobes. Door leading into:-

**En-Suite**
Opaque Upvc double glazed window to the side elevation. Fully tiled shower cubicle. Close coupled toilet. Wall mounted wash hand basin. Heated towel rail. Extractor fan.

**Bedroom Two 9'4" x 12'7" (2.85 x 3.86)**
Two Upvc double glazed windows to the front elevation. Radiator. Two built in wardrobes.

**Bedroom Three 11'5" x 8'3" (3.50 x 2.52)**
Upvc double glazed window to the rear elevation. Radiator.

**Bedroom Four 7'4" x 12'5" (2.25 x 3.80)**
Upvc double glazed window to the rear elevation. Radiator. Telephone point.

**Family Bathroom**
Opaque double glazed window to the rear elevation. Close coupled toilet. Wash hand basin. Panelled bath. Heated towel rail. Extractor fan.

**EXTERNALLY**
Front Garden
Pathway leading to pitched canopy porch.

Rear Garden
Patio area with the remainder being laid to lawn. Stepping stones leading to the rear of the garden. Flower and shrub borders. Side pedestrian gate leading onto the driveway. Enclosed by timber fencing.

**Garage & Driveway**
Driveway to the side of the property providing off road parking and leading to the single garage which is accessed via 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.

**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.

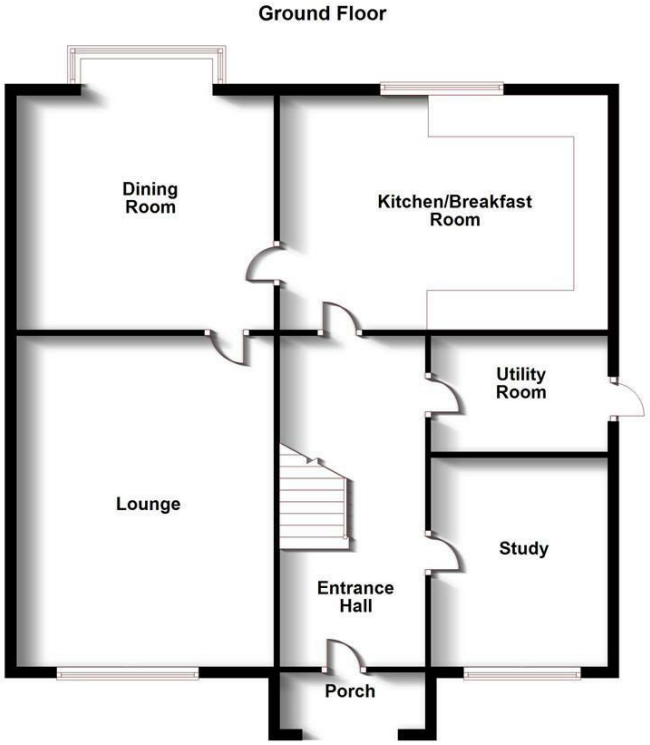
**Mortgage Services**
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

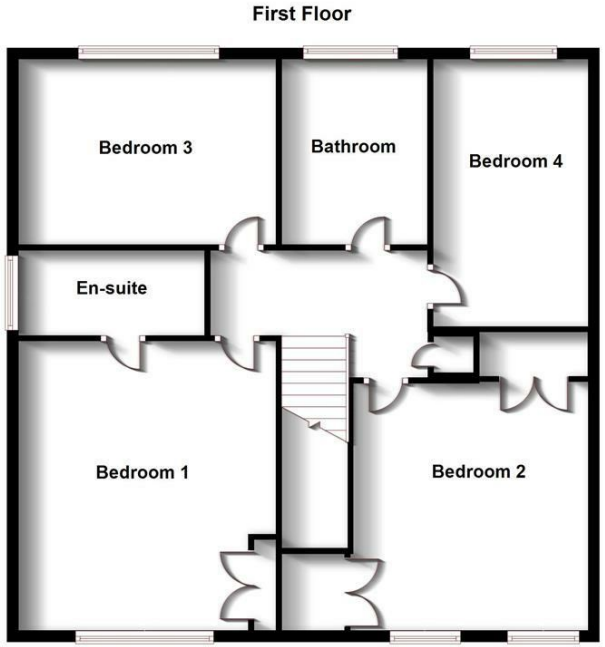
**Local Authority**
Rugby Borough Council

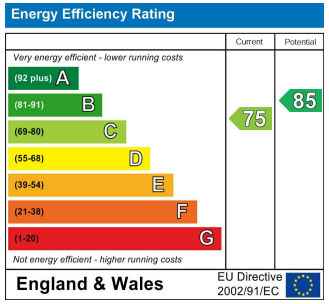
**Tax Band**
Tax Band: E

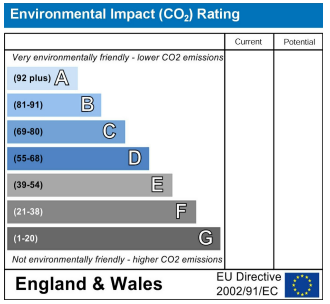
**Tenure**
Freehold

**Viewing**
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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