Durrell Drive, Cawston, Rugby
Guide Price £365,000

crowhurst gale

Durrell Drive, Cawston, Rugby

Crowhurst Gale are delighted to offer for sale this improved and well appointed four bedroom detached family home situated within this private area of the Cawston Grange development on the south-west side of Rugby. There is excellent commuter access to the M1/M6/A5 and the A45 road and motorway networks. Rugby Railway Station offers a mainline intercity service to London Euston and Birmingham New Street in under an hour. The property is set over two floors and in brief, the accommodation comprises of and entrance hall, lounge, dining room, cloakroom/W.C. and a well designed kitchen/breakfast room. To the first floor there are four generous sized bedrooms, and en-suite shower room to the principal bedroom and a separate family shower room. The property benefits from double glazing and gas fired central heating to radiators. Externally there is an enclosed and low maintenance rear garden, a small frontage and a single garage.

Frontage
Small front garden with circular paved area. Parking for two cars. Access to the side of the property.

Entrance Hall
Door into Hallway. Stairs to first floor. Coat hooks. Tiled flooring. Doors to:

Guest WC
WC and wash hand basin. Extractor fan. Ceramic tiling.

Lounge 11'7" x 13'7" into bay window (3.55 x 4.15 into bay window)
Feature electric fireplace. Bay window. Radiator. Glazed double doors into:

Dining Room 8'7" x 10'3" (2.63 x 3.13)
Sliding patio door leading to the rear garden.

Kitchen 9'1" x 14'9" (2.79 x 4.51)
Stainless steel sink and drainer with base unit underneath. Further base and wall mounted units. Worktop surfaces. Built in double oven and hob. Space for fridge/freezer. Door into:

Utility 8'11" x 5'2" (2.74 x 1.58)
Gas boiler. Worktop surfaces. Wine rack. Space for tumble dryer and washing machine. Door to rear garden. Door to Garage

Garage 17'6" x 7'11" (5.34 x 2.43)
Up and over door. Power and light connected.

First Floor Landing
Access to loft space. Radiator. Doors to:

Bedroom One 10'0" x 11'8" (3.07 x 3.56)
Window to rear aspect. Radiator. Fitted bedroom furniture. Door to Ensuite.

Ensuite 8'1" x 4'6" (2.47 x 1.38)
Shower enclosure with sliding door. Vanity wash basin and WC. Radiator. Opaque window to rear.

Rear Garden
Laid to lawn with two patio areas. Flower and shrub beds.

Bedroom Two 17'0" x 7'9" (5.20 x 2.37)
Wooden style laminate flooring. Window to front.

Bedroom Three 11'3" x 8'5" (3.44 x 2.57)
Window to the front. Radiator.

Bedroom Four 7'10" x 8'3" (2.39 x 2.52)
Window to front. Radiator. Storage cupboard.

Bathroom
Panelled bath. WC and wash hand basin. Radiator. Extractor fan.

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.

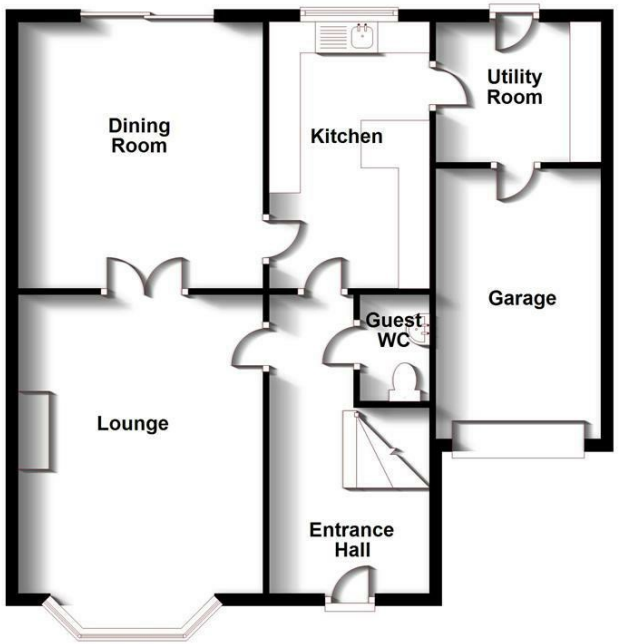
Local Authority
Rugby Borough Council

Tenure
Freehold

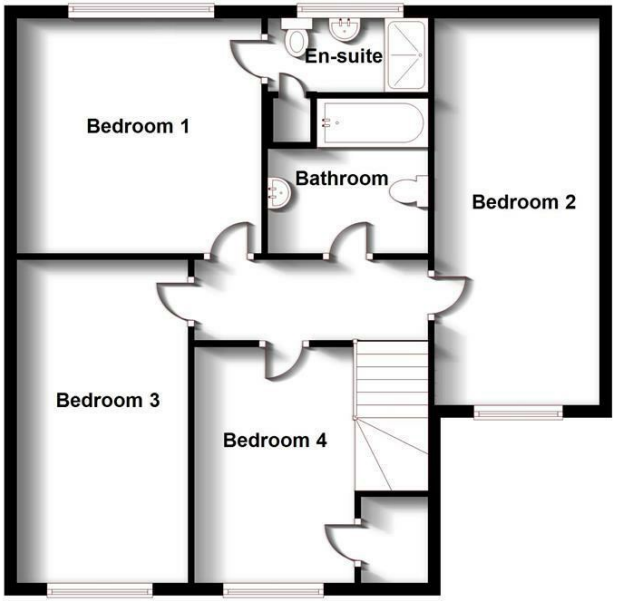
Tax Band
Tax Band: E

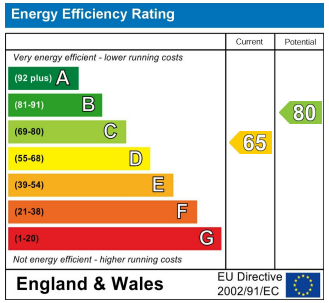
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

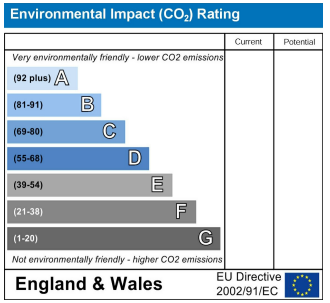
Ground Floor



First Floor







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

crowhurst gale