Clement Way, Rugby,
Guide Price £365,000

crowhurst gale

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Crowhurst Gale are pleased to present this beautiful Four bedroom detached property, located within the popular residential area of Cawston. Cawston boasts excellent schooling for all ages nearby, local amenities such as a convenience Co-op store, hairdressers, takeaways. The property comprises a spacious hallway with doors leading to dining room at the front of the house with a delightful box bay. Behind is a rear lounge also featuring a box bay window this time with french doors leading into the garden. The breakfast kitchen includes fitted appliances and plenty of worktop space to make cooking a real pleasure. Upstairs, four bedrooms and a family bathroom lead off the landing. Spacious wardrobes with mirrors are fitted in the master bedroom. An attractive en-suite with shower and wash basin also opens from the master bedroom. Off road parking. Garage.

Frontage
Off road parking for two vehicles, laid to lawn either side.

Entrance Porch
Enter via half glazed Wood door to front aspect, leading to further opaque UPVC door into hallway.

Hallway
Radiator. Stairs leading to First Floor. Doors leading into;

Dining Room 8'5" x 12'4" (2.58 x 3.77)
Enter via Wooden glazed doors. Radiator. UPVC box bay double glazed window to front aspect.

Lounge 11'3" x 17'9" (max) (3.44 x 5.42 (max))
UPVC double glazed french doors to rear aspect. Radiator. Feature fireplace with gas fire.

Downstairs WC
Low level WC. Wash hand basin. Radiator.

Kitchen 12'4" x 11'8" (3.76 x 3.58)
Integrated fridge/freezer. Space for washing machine. Stainless steel sink with drainer. Mixer tap fitted over. Fitted double over with gas hob. Extractor hood fitted over. Eye level units with further base units. Tiled flooring. Tiled splash back areas. UPVC double glazed windows to rear aspect. Wooden door leading into;

Conservatory
Wooden conservatory with glass panels.

First Floor Landing
Radiator. Doors leading into:

Bedroom One 10'1" x 14'11" (3.08 x 4.56)
Radiator. UPVC window to front aspect. Door leading into;

En-suite Shower Room
Low level WC. Wash hand basin. Shower cubicle. Radiator. UPVC obscured window to front elevation.

Bedroom Two 8'5" x 13'5" (2.59 x 4.09)
Radiator. UPVC double glazed window to rear aspect.

Bedroom Three 8'5" x 13'1" (2.59 x 4.00)
Double glazed window to rear elevation. Radiator.

Bedroom Four 6'2" x 10'4" (1.90 x 3.15)
Double glazed window to rear aspect. Radiator.

Bathroom 6'6" x 8'8" (2.00 x 2.66)
UPVC Double glazed window to side elevation. Low level WC. Wash hand basin. Bath tub. Radiator.

Integral Garage
Power and lighting 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 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.

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.

Local Authority
Rugby Borough Council

Tax Band
Tax Band:

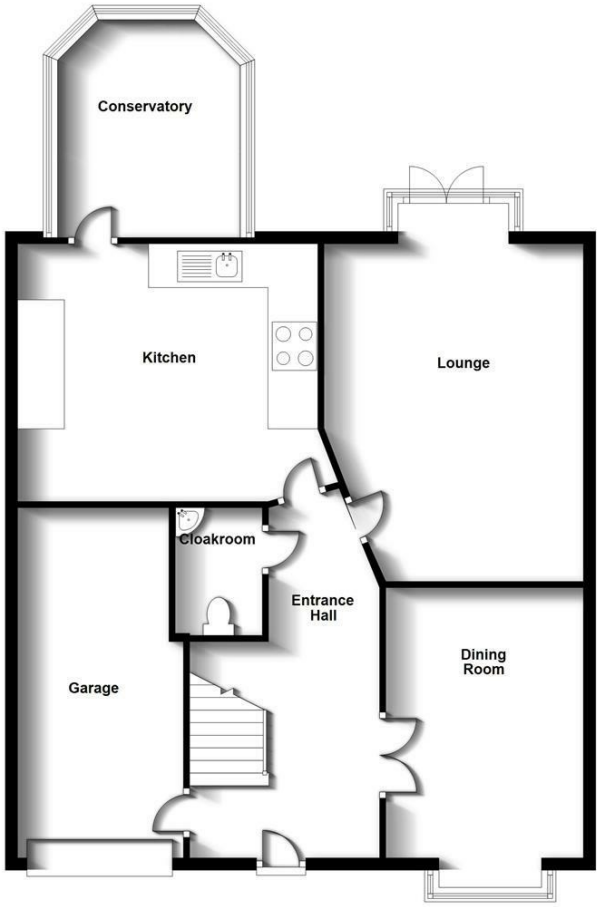
Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav:

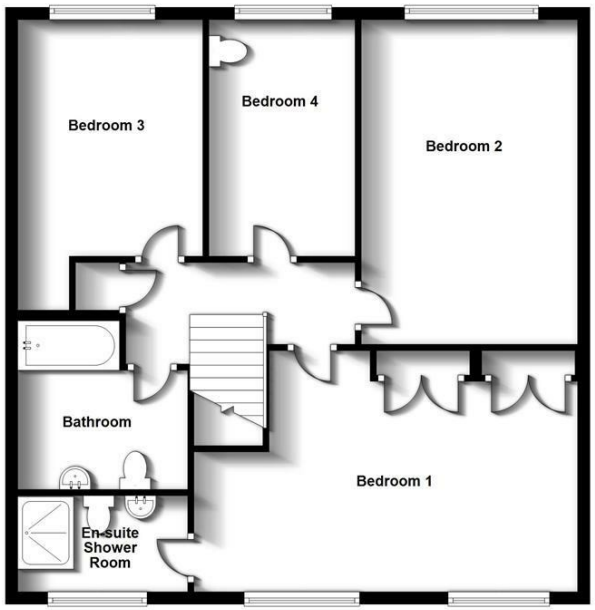
Viewing

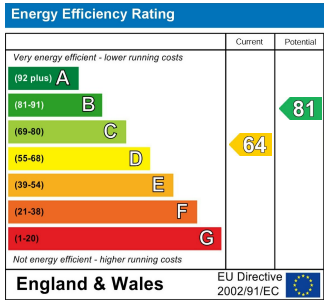
By appointment only through Crowhurst Gale Estate Agents 01788 522266

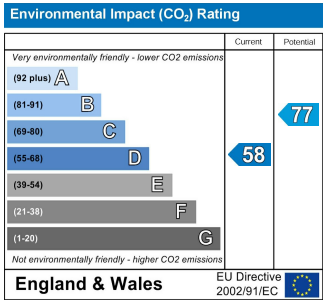
Ground Floor



First Floor







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