Cornflower Drive, Rugby,
Asking Price £450,000

crowhurst gale

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Crowhurst Gale are very pleased to present this exceptional four bedroom detached house, set in a highly desirable and convenient location with excellent access to local amenities, fantastic schooling and transport links. Boasting impressive and well-presented accommodation, this beautiful home comprises: Entrance Hall, Guest WC, Lounge, Dining Room, Kitchen With Breakfast Area, and Utility Room to the ground floor. To the first floor is a bathroom and four well proportioned bedrooms with the principle bedroom having en-suite shower facilities. This versatile property also benefits Double Garage, parking area and well kept gardens.

Entrance Hall
Stairs to first floor. Doors leading to:

Lounge 18'3" x 13'1" (5.57 x 4.01)
Bay window to front aspect.. Gas fireplace.

Dining Room 13'1" x 9'0" (4.01 x 2.76)
French doors into rear garden.

Cloakroom 5'8" x 3'11" (1.73 x 1.20)
WC and washbasin. Window rear aspect.

Kitchen 11'4" x 11'1" (3.46 x 3.40)
Fitted kitchen with storage units and drawers. built in appliances include double oven hob, and dishwasher. Window to rear aspect.

Utility 8'8" x 7'5" (2.65 x 2.27)
Plumbing for a washing machine and tumble dryer.

First Floor Landing

Principal Bedroom 14'0" x 12'11" (4.29 x 3.96)

En Suite 7'7" x 4'11" (2.33 x 1.52)
Shower enclosure, WC and washbasin. Window to side aspect.

Bedroom Two 12'5" x 9'4" (3.79 x 2.86)
Window to rear aspect. Storage cupboard.

Bedroom Three 10'7" x 8'9" ex. bay/robes (3.23 x 2.69 ex. bay/robes)
Window to front aspect. Built in Wardrobes.

Bedroom Four 9'3" x 8'9" ex. robes (2.82 x 2.69 ex. robes)
Window to rear aspect. Built in Wardrobes.

Bathroom 7'7" x 6'2" (2.33 x 1.90)
Panelled bath. WC and washbasin.

Garage Section One 15'4" x 8'5" (4.68 x 2.59)
Power and light connected.

Garage Section Two 17'5" x 7'9" (5.32 x 2.38)
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.

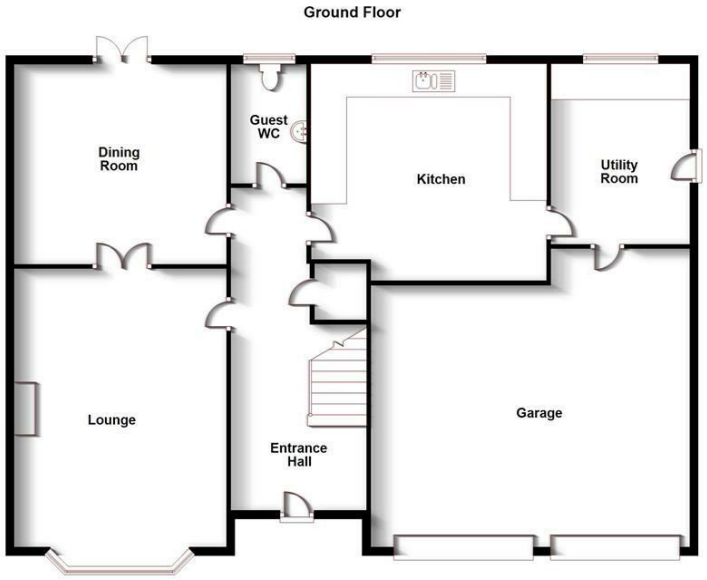
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

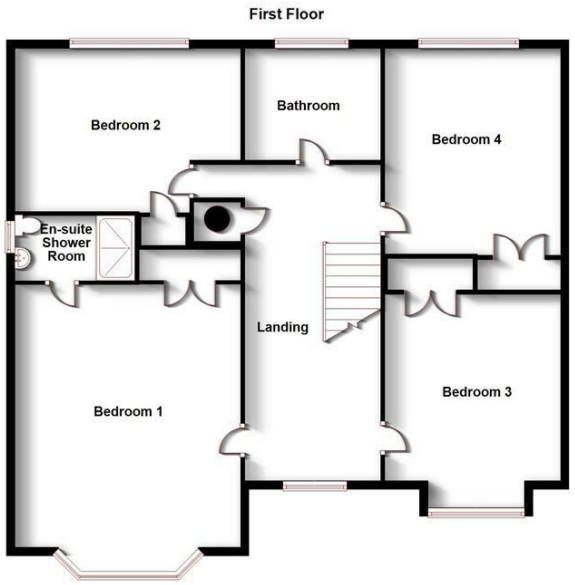
Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

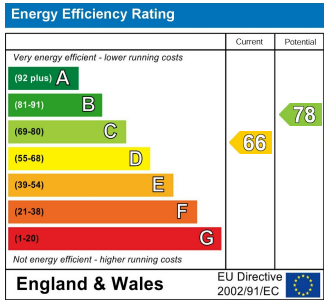
Local Authority
Rugby Borough Council

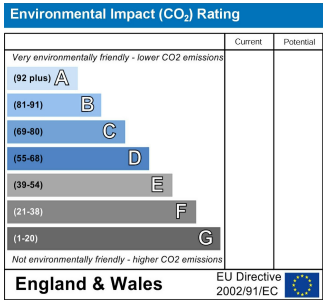
Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266









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