



**Elborow Way, Cawston, Rugby**  
**Offers In The Region Of £475,000**

crowhurst  
gale



# Elborow Way, Cawston, Rugby

Crowhurst Gale Estate Agents are delighted to offer for sale this modern four bedroom detached family home situated in this highly sought after location on the south western outskirts of Rugby town. There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, take away outlets, newsagents and excellent schooling for all ages. More comprehensive facilities are available in nearby Bilton village. The property offers versatile and well presented accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/W.C, lounge, kitchen/dining room, separate utility room and a study. To the first floor, there are four well proportioned bedrooms with the principal bedroom having en-suite facilities. There is a separate family bathroom fitted with a modern white suite. The property benefits from gas fired central heating to radiators and Upvc double glazing. Externally, there is an enclosed and lawned rear garden with paved patio and bar. To the side of the property is a driveway providing ample off road parking and a single garage.

## Frontage

Lawned area with boundary hedging and paved pathway to front door.

## Entrance Hall

Spacious hallway with stairs to first floor. Doors to:

## Guest WC

WC and wash hand basin.

## Lounge 15'1" x 13'6" (4.61 x 4.12)

Double glazed box bay window. TV console and panelling (for wall mounted TV)

## Kitchen/Dining Room 23'2" x 9'9" (7.07 x 2.98)

Fully fitted kitchen with integral appliances - Electric oven, gas hobs, dishwasher and fridge/freezer. Double glazed window and French doors to rear. Door to:



### Utility Room

Sink and drainer and storage units. Plumbing for washing machine. Door to outside.

### Study 7'8" x 7'10" (2.34 x 2.39)

Double glazed window to front and side aspects.

### Principal Bedroom 12'11" x 11'5" (3.94 x 3.50)

Double glazed window to front and side aspects. Door into:

### En-Suite

Shower enclosure, WC and wash hand basin. opaque double glazed window to front.

### Bedroom Two 10'0" x 12'9" (3.07 x 3.90)

Double glazed window to the side aspect.

### Bedroom Three 10'4" x 9'4" (3.16 x 2.87)

Double glazed window to the front aspect.

### Bedroom Four 9'11" x 11'4" (3.04 x 3.46)

Double glazed window to side aspect.

### Bathroom 6'5" x 7'0" (1.96 x 2.15)

Opaque double glazed window to the rear. Panelled bath, WC and wash hand basin.

### Rear Garden

Larger than average rear garden which is mainly laid to lawn with a paved patio area. Bar and entertaining area. Enclosed with solid wooden fencing. Gate giving access to the side of property.

### Market Appraisal

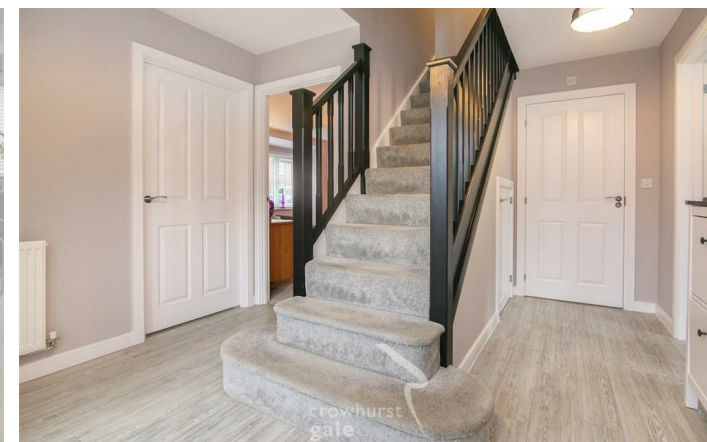
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### 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.



### Tax Band

Tax Band:E

### Local Authority

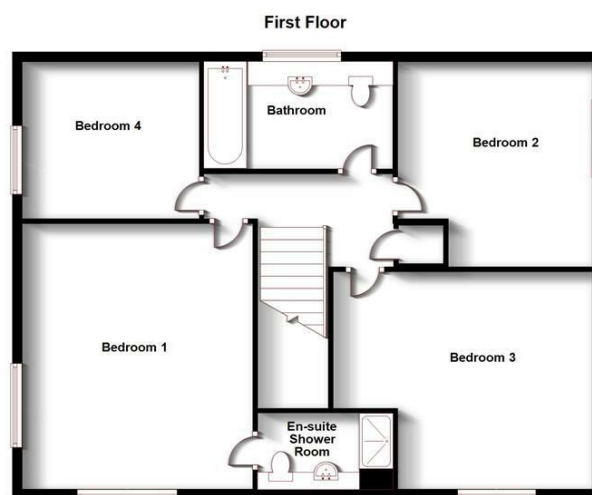
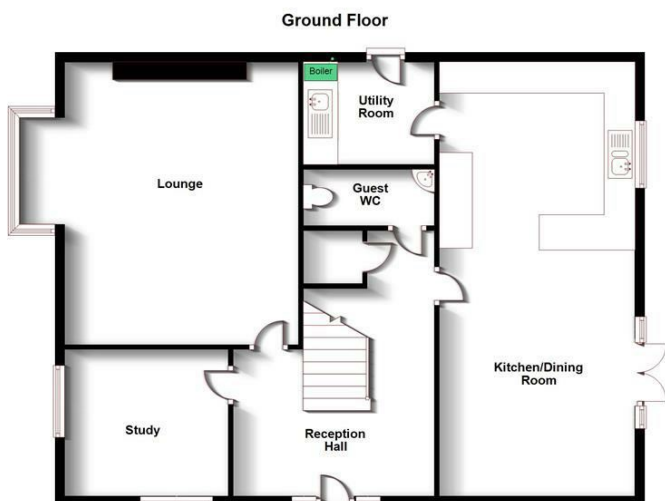
Rugby Borough Council

### Tenure

Freehold

### Viewing

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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

