



**Clement Way, Rugby,  
Guide Price £365,000**



# Clement Way, Rugby,

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**

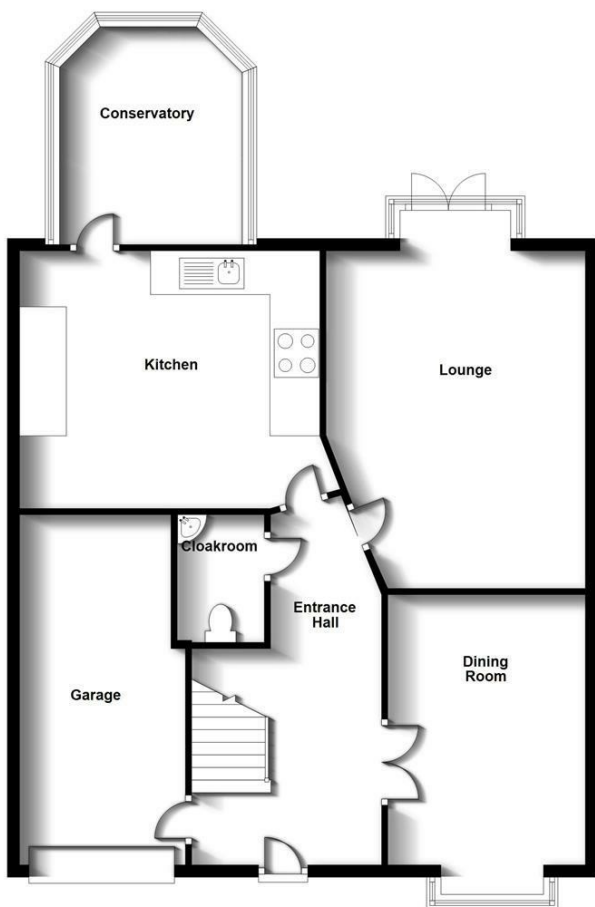
Directions For Sat Nav:

**Viewing**

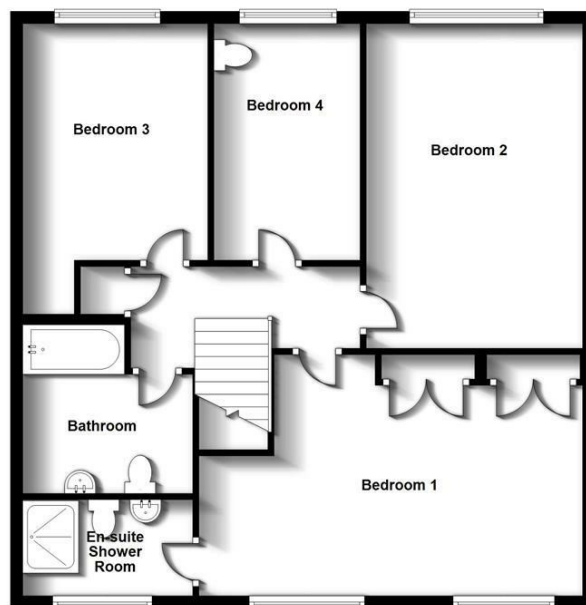
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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