



Arundel Way, Cawston, Rugby
£335,000



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Crowhurst Gale Estate Agents present to market this detached property situated in the popular location of Cawston, Rugby. In brief the property comprises: entrance hall, lounge, dining room, kitchen/breakfast room, utility, conservatory, cloakroom and a study to the ground floor. To the first floor there are four bedrooms and a bathroom, the master bedroom has a en suite shower room. Further benefits include: Upvc double glazing, gas central heating, rear garden, single garage and off parking. To view call 01788 522266.

Frontage

Paved path leading to storm porch and lawn to front.

Entrance Hall

Enter via part glazed front door. Stairs rising to the first floor, door to understairs cupboard, radiator. Doors to:

Lounge 16'0" x 11'3" (4.90m x 3.45m)

Upvc double glazed box bay window to the front aspect, feature fire place, radiator. Double doors into:

Dining Room 11'3" x 10'7" (3.44m x 3.24m)

Upvc double glazed french doors into the conservatory, radiator. Door into:

Conservatory

Of brick and Upvc construction. Double glazed windows to all sides. Upvc double glazed french doors onto the rear garden. Tiled flooring.

Kitchen/Breakfast Room 11'10" max x 14'9" (3.61m max x 4.51m)

Two Upvc double glazed windows to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted gas hob with extractor over. Fitted double oven. Fitted dishwasher. Space for fridge/freezer. Radiator, door into:



Utility Room

Upvc double glazed door into the rear garden. Work top surfaces with inset sink and drainer. Space and plumbing for washing machine. Wall mounted boiler. Radiator.

Study 7'6" x 5'11" (2.30m x 1.81m)

Upvc double glazed window to front aspect, radiator.

Cloakroom

Upvc obscure double glazed window to the side aspect. Low level w.c, wash hand basin. Radiator.

First Floor Landing

Upvc double glazed window to the front aspect. Access to loft space. Door storage cupboard, radiator Doors to:

Bedroom One 11'5" x 11'6" (3.50m x 3.51m)

Upvc double glazed window to the front aspect, radiator. Fitted wardrobes. Door into

En Suite Shower Room 6'4" x 4'11" (1.95m x 1.52m)

Upvc obscure double glazed window to the side aspect. Fully tiled shower cubicle. Low level w.c, wash hand basin. Heated towel rail, extractor, electric shave point.

Bedroom Two 11'6" x 11'1" (3.51m x 3.39m)

Upvc double glazed window to the rear aspect, radiator. Fitted wardrobe.

Bedroom Three 10'1" x 7'7" (3.08m x 2.33m)

Upvc double glazed window to the rear aspect, radiator. Fitted wardrobe.

Bedroom Four 9'7" x 8'3" (2.93m x 2.54m)

Upvc double glazed window to the front aspect, radiator. Fitted wardrobes.

Bathroom 6'10" x 6'11" (2.10m x 2.12m)

Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, vanity units with inset wash hand basin. Electric shave point, extractor, heated towel rail.

Rear Garden

Enclosed rear garden with paved patio area. Paved path leading to rear gate, giving access to parking area and garage.

Garage

Up and over door with blocked paved drive in front.

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 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.

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

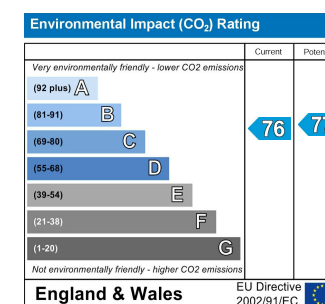
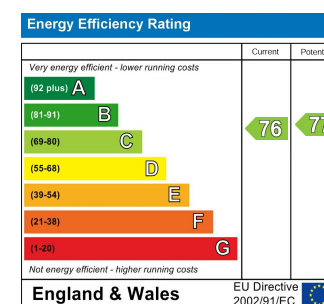
Tax Band
Tax Band: E

Tenure
Freehold



Directions For Sat Nav
Directions For Sat Nav: CV22 7TU

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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