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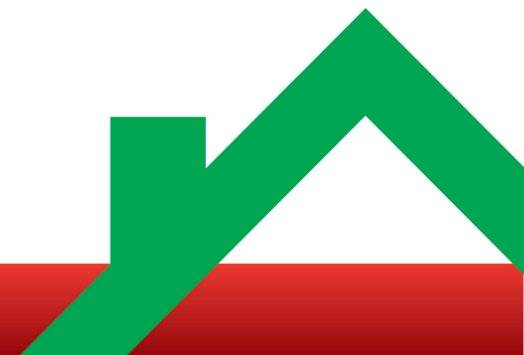
£569,950 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7DU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home situated in the popular residential location of Cawston, Rugby. The property was built in 2018 by Redrow Homes and is of standard brick built construction with a tiled roof and benefits from all mains services being connected and has the remainder of the NHBC certificate.

There are a range of amenities situated within the immediate area to include a parade of shops and stores, hot food takeaway outlet and a sought after primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the M1, M45 and A45 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and internal door giving access to the garage. There is a lounge with a feature fireplace and separate dining room. The fitted kitchen/breakfast room has built in double oven, hob with extractor over, breakfast bar and a large under stairs storage cupboard. There are bi-fold doors opening onto the rear garden opening the area up to make a superb entertaining space. The separate utility has a sink and space and plumbing for appliances and the part tiled ground floor cloakroom/w.c. is fitted with a low level w.c. and wash hand basin.

To the first floor, the galleried landing has a large over stairs storage cupboard and doors off to bedroom one which has fitted wardrobes and an en-suite shower room fitted with a double shower enclosure, wall hung wash hand basin and low level w.c. Bedroom two also has fitted wardrobes and an en-suite shower room fitted with a double shower enclosure, wall hung wash hand basin and low level w.c. There are two further well proportioned bedrooms and a modern family bathroom fitted with a three piece white suite to include a panelled bath with shower over, wall hung wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a tarmacadam driveway providing off road parking for two vehicles and gives access to the double garage with electric opening door and there is side pedestrian access to the rear garden. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear.

Early viewing is considered essential and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 152 m² (1636 ft²).

AGENTS NOTES

Council Tax Band 'F'.
What3Words: ///obtain.ourselves.shadow

MORTGAGE & LEGAL ADVICE

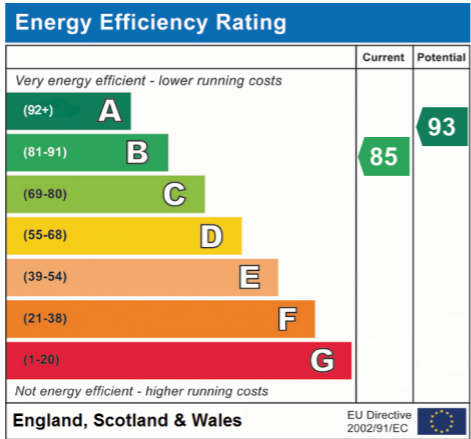
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Modern Four Bedroom Detached Family Home
- Popular Residential Location
- Lounge and Separate Dining Room
- Fitted Kitchen/Breakfast Room with Separate Utility Room
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom
- En-Suite Facilities to Two Bedrooms
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Double Garage
- Early Viewing Considered Essential and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

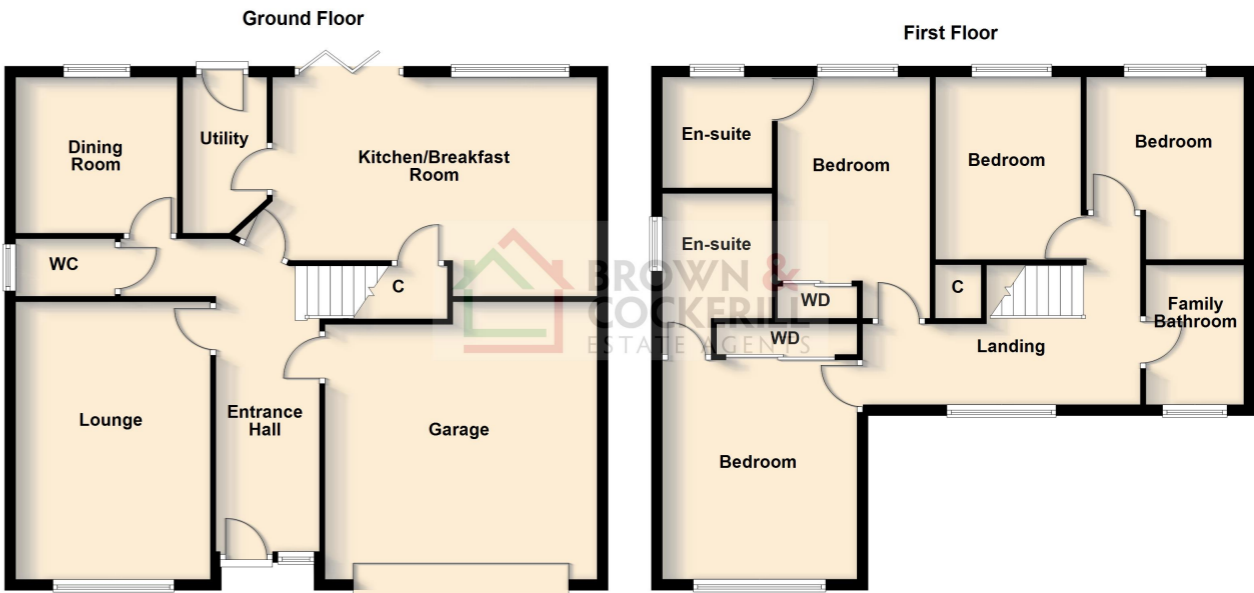
Ground Floor

Entrance Hall
16' 1" maximum x 10' 0" maximum (4.90m maximum x 3.05m maximum)
Lounge
16' 9" x 11' 9" (5.11m x 3.58m)
Dining Room
9' 9" x 9' 5" (2.97m x 2.87m)
Kitchen/Breakfast Room
21' 0" maximum x 13' 9" maximum (6.40m maximum x 4.19m maximum)
Utility Room
9' 4" maximum x 5' 1" maximum (2.84m maximum x 1.55m maximum)
Ground Floor Cloakroom/W.C.
6' 0" x 3' 6" (1.83m x 1.07m)
First Floor

Galleried Landing
16' 9" maximum x 11' 11" maximum (5.11m maximum x 3.63m maximum)
Bedroom One
13' 4" x 11' 9" to wardrobes (4.06m x 3.58m to wardrobes)

En-Suite One
9' 9" x 6' 9" (2.97m x 2.06m)
Bedroom Two
15' 4" x 9' 2" excluding wardrobes (4.67m x 2.79m excluding wardrobes)
En-Suite Two
6' 8" x 6' 2" (2.03m x 1.88m)
Bedroom Three
11' 9" x 8' 9" (3.58m x 2.67m)
Bedroom Four
11' 5" maximum x 9' 10" maximum (3.48m maximum x 3.00m maximum)
Family Bathroom
8' 5" x 6' 1" (2.57m x 1.85m)
Externlly
Double Garage
17' 0" maximum x 16' 5" maximum (5.18m maximum x 5.00m maximum)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.