



Stanford Way
RUGBY
£310,000

Osborne
Sargent

A well presented and modern 3 bed semi-detached property situated in Cawston area of Rugby. Great local amenities, Built by William Davis Homes, Lounge, WC, kitchen/diner with built in appliances, 3 well proportioned bedrooms, En-suite and family bathroom. Drive, single garage and enclosed rear garden. Viewing advised.



22 Stanford Way, Cawston, RUGBY, Warwickshire CV22 7ZR

A well presented and modern 3 bed semi-detached property built by William Davis Homes situated in the ever popular Cawston area, close to a great range of local amenities and schooling for all ages. Bilton village, Rugby town centre, Rugby train station and the motorway network are all a short drive away. Accommodation in brief comprises: Hall, WC, Lounge, kitchen/diner with built in appliances, landing, 3 well proportioned bedrooms, en-suite to main bed and family bathroom. Other benefits include gas rad heating, PVCu double glazing, enclosed rear garden, drive providing off road parking and single garage. Viewing recommended.

Hall

2.14m x 4.93m (7' 0" x 16' 2") Entrance door, under stairs storage cupboard housing superfast broadband connection, radiator, ceramic tiled flooring, dado rail, coving to ceiling, stairs, doors to:

WC

0.86m x 1.45m (2' 10" x 4' 9") PVCu double glazed window to front, fitted with wash hand basin, low-level WC and extractor fan, tiled splashback, radiator and ceramic tiled flooring.

Lounge

3.24m x 4.93m (10' 8" x 16' 2") PVCu double glazed window to front, radiator, telephone point, TV point.

Kitchen/diner

3.08m x 5.45m (10' 1" x 17' 11") Fitted with a matching range of base and eye level units with Cherry wooden worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, built-in fridge/freezer and washer/dryer, plumbing for dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, built in wine cooler, PVCu double glazed window to rear, double radiator, ceramic tiled flooring, PVCu double glazed double doors to garden.

Landing

2.04m x 2.62m (6' 8" x 8' 7") Dado rail, access to loft, doors to:

Main bedroom

2.91m x 3.84m (9' 7" x 12' 7") PVCu double glazed window to front, built in double wardrobe, radiator, door to:

En-suite

0.99m x 2.87m (3' 3" x 9' 5") Fitted with three-piece suite comprising wash hand basin with tiled splash back, tiled shower enclosure and low-level WC, heated towel rail and extractor fan.

Bedroom 2

2.96m x 3.14m (9' 9" x 10' 4") PVCu double glazed window to rear, radiator.

Bedroom 3

2.49m x 2.59m (8' 2" x 8' 6") PVCu double glazed window to front, radiator.

Bathroom

1.84m x 2.41m (6' 0" x 7' 11") Fitted with three-piece suite comprising bath with hand shower attachment over and folding glass screen, wash hand basin and low-level WC, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu obscure double glazed window to rear, ceramic tiled flooring and recessed ceiling spotlights.

Outside

Front garden with well stocked borders and paved path leading to front door. Tarmac drive providing off road parking for 2 vehicles and access to the detached single brick built garage with a pitched tiled roof and up and over vehicular access door. Landscaped rear garden mainly laid to lawn with paved patio and hardstanding for shed.

Viewings

Strictly by prior appointment through Osborne Sargent.

Our Services

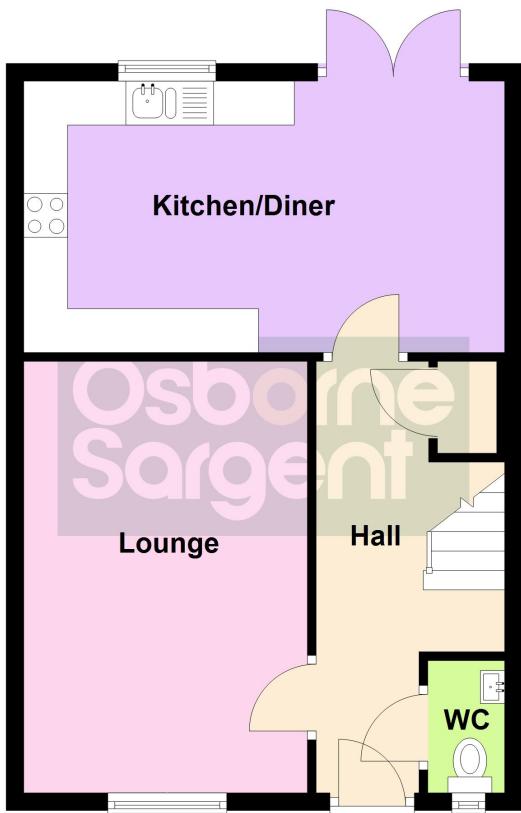
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

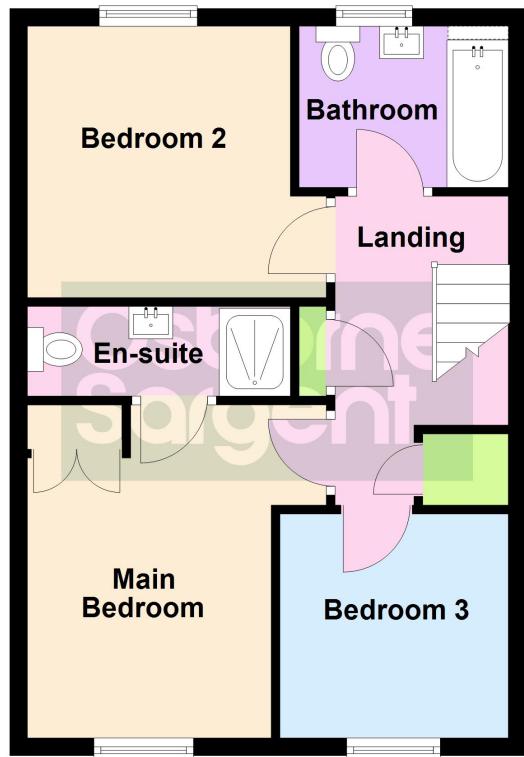
Ground Floor

Approx. 44.4 sq. metres

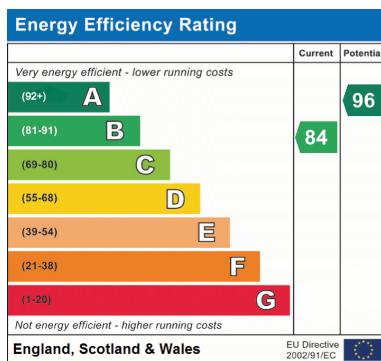


First Floor

Approx. 44.4 sq. metres



Total area: approx. 88.9 sq. metres





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