



Stanford Way
RUGBY
£425,000

Osborne
Sargent

A modern and well presented 4 bedroomed detached property situated in an ever popular location with great local amenities. Lounge, kitchen/diner with built in appliances, WC and utility room, en-suite to master bed, PVCu double glazing and gas fired radiator heating. Enclosed rear garden, driveway and single garage.



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

A well presented and modern 4 bedroomed detached property built by Messrs William Davis homes situated on this ever popular estate. Cawston has a great range of local amenities and is a short drive from Bilton village, Rugby town centre, Rugby train station and the motorway network. Countryside walks are also right on the doorstep. Accommodation in brief comprises: Hall, WC, Lounge, Kitchen/diner with built in appliances, Utility, landing, 4 bedrooms with en-suite to main bedroom and family bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, enclosed rear garden, driveway and single garage. Viewing is recommended to fully appreciate all that this fantastic property has to offer.

Hall

1.99m x 2.05m (6' 6" x 6' 9") Entrance door, PVCu frosted double glazed window to front, double radiator, ceramic tiled flooring, smoke detector, stairs, doors to:

WC

1.54m x 2.04m (5' 1" x 6' 8") Fitted with two-piece suite comprising, wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, broadband point and ceramic tiled flooring.

Lounge

3.45m x 6.41m (11' 4" x 21' 0") PVCu double glazed window to front, two radiators, TV point, PVCu double glazed patio doors to garden.

Kitchen/diner

2.91m x 6.40m (9' 7" x 21' 0") Fitted with a matching range of base and eye level gloss fronted units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, ceramic tiled splashbacks, built-in fridge/freezer and dishwasher, built-in Smeg electric fan assisted double oven, built-in four ring induction hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed window to front, two radiators, ceramic tiled flooring, TV point, recessed ceiling spotlights and smoke detector, door to:

Utility

2.04m x 2.66m (6' 8" x 8' 9") Fitted with a range of matching base and eye level units with worktop space over, sink with single drainer and mixer tap, ceramic tiled splashbacks, extractor fan, wall mounted gas radiator heating boiler, radiator, ceramic tiled flooring, PVCu double glazed opaque door to garden.

Landing

2.07m x 2.53m (6' 9" x 8' 4") Access to loft, doors to:

Main bedroom

3.5m x 3.88m (11' 6" x 12' 9") PVCu double glazed window to front, 2 built in double wardrobes, radiator, telephone point, TV point, door to:

En-suite

2.09m x 2.22m (6' 10" x 7' 3") Fitted with three-piece suite with comprising, tiled shower enclosure, wash hand basin, low-level WC, heated towel rail, extractor fan part ceramic tiled walls, PVCu opaque double glazed window to front, airing cupboard housing hot water cylinder with slatted shelving, ceramic tiled flooring and recessed ceiling spotlights.

Bedroom 2

2.95m x 3.22m (9' 8" x 10' 7") PVCu double glazed window to front, radiator, TV point, fitted double wardrobe.

Bedroom 3

2.46m x 2.96m (8' 1" x 9' 9") PVCu double glazed window to rear, radiator, TV point and fitted double wardrobe.

Bedroom 4

2.46m x 2.54m (8' 1" x 8' 4") PVCu double glazed window to rear, radiator, telephone point.

Family bathroom

1.44m x 3.09m (4' 9" x 10' 2") Fitted with three-piece suite comprising, panelled bath with separate shower over and folding glass screen, wash hand basin and low-level WC, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu frosted double glazed window to rear and ceramic tiled flooring.

Garage

3.09m x 6.10m (10' 2" x 20' 0") Brick built detached garage with pitched tiled roof, up and over vehicular access door, power and light, PVCu double glazed pedestrian access to garden.

Outside

Low maintenance front garden, tarmacadam drive providing off road parking for 2 vehicles and access to the single garage. Well kept and enclosed rear garden mainly laid to lawn with well stocked mature borders. Paved patio, pedestrian side gate back to drive and timber shed to rear of garage.

Viewings

Strictly by prior appointment through Osborne Sargent.

Our Services

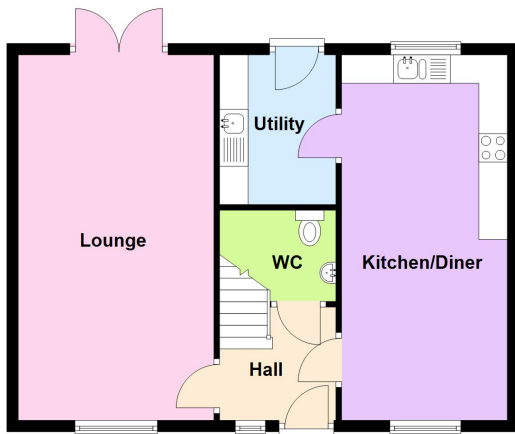
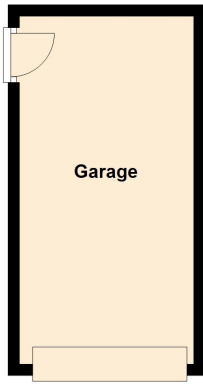
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

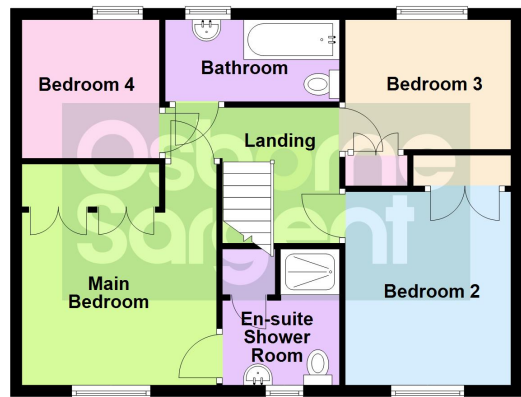
Ground Floor

Approx. 55.1 sq. metres
(excluding Garage)



First Floor

Approx. 55.1 sq. metres



Total area: approx. 110.1 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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