

Elborow Way, Cawston, Rugby, CV22 7YQ



GUILD HOUSE
Estate Agents





Guild House estate agents are delighted to offer for sale this impressive detached family home situated on one of the most recent developments in Cawston. Built by Messrs Bellway Homes four years ago to their Sherwood design and occupying a larger than average plot for this age of property. Cawston is ideally located within walking distance of local shops. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a Drs surgery, post office, takeaways and a couple of well regarded public houses. The property is perfectly situated for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance. Cawston Grange is also served by well regarded schooling.

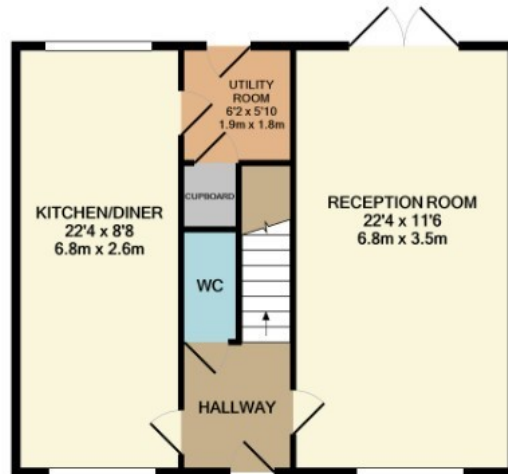
This fantastic property is presented in excellent condition and in brief the accommodation comprises: entrance hallway, cloakroom/w.c, spacious lounge with french doors leading into the garden, utility room and spectacular kitchen/diner with integrated appliances to include fridge/freezer, dishwasher, built in double oven, hob and extractor. To the first floor the master bedroom boasts built in wardrobes and en suite. There are three further good sized bedrooms and family bathroom. The property further benefits from upvc double glazing and gas central heating as well as the remaining 6 years of the NHBC warranty.

Externally the enclosed rear garden is much larger than average for a property of this age, mainly laid to lawn and fully enclosed by timber fencing. There's secure gated access to the driveway which provides ample parking and a single garage.

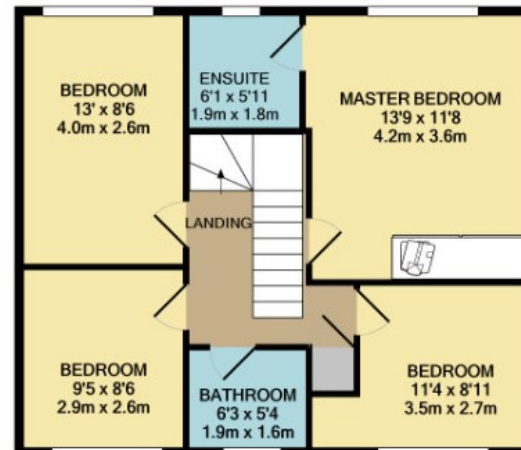
This property must be viewed to fully appreciate all it has to offer.



- LARGER THAN AVERAGE PLOT
- DETACHED
- FOUR GOOD SIZED BEDROOMS
- MASTER BEDROOM WITH EN SUITE BATHROOM
- LARGE DUAL ASPECT LIVING ROOM
- KITCHEN/DINER
- UTILITY AND GROUND FLOOR W.C
- FAMILY BATHROOM
- SINGLE GARAGE
- AMPLE OFF ROAD PARKING
- FRONT AND REAR GARDENS
- EPC RATING B
- FOUR YEARS OLD



GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100)	A	94
(81 to 91)	B	84
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100)	A	95
(81 to 91)	B	86
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.