



18 STANFORD WAY

£425,000 Freehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7ZR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented four bedroom detached family home located on the popular residential development of Cawston, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

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 ceramic tiled flooring, stairs rising to the first floor landing and doors off to the ground floor accommodation. There is a cloakroom/w.c. fitted with a low level w.c. and wall hung wash hand basin. French doors off the lounge open out onto the rear garden and there is a contemporary kitchen/dining room fitted with a range of high gloss units and has a range of integrated appliances to include an induction hob with extractor over, double electric oven, fridge/freezer, dishwasher and further fridge and freezer units. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer and has a door to the rear garden.

To the first floor, the galleried landing has doors off to the master bedroom with fitted wardrobes an en-suite shower room fitted with a shower enclosure, wall mounted wash hand basin, low level w.c. and heated towel rail. Bedrooms two and three also benefit from fitted wardrobe space and there is a further well proportioned bedroom. The modern part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over, wall mounted wash hand basin, low level w.c. and heated towel rail.

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

Externally, to the front is a lawned area, sandstone pathway leading to the front entrance door and a tarmac driveway to the side of the property providing off road parking for two vehicles and leading to the garage which has power and lighting connected and useful eaves storage. The well maintained rear garden is predominantly laid to lawn with an Indian sandstone patio to the immediate rear which provides an ideal al fresco dining/entertaining space. A pathway leads to the garage personnel door with a timber decked seating area to the rear of the garage and an additional seating area at the far end of the garden. The garden enjoys a private aspect and is enclosed by timber fencing to the boundary.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 114 m² (1227 ft²).

AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1950 pcm approx.

What3Words: ///speedily.lentil.losing

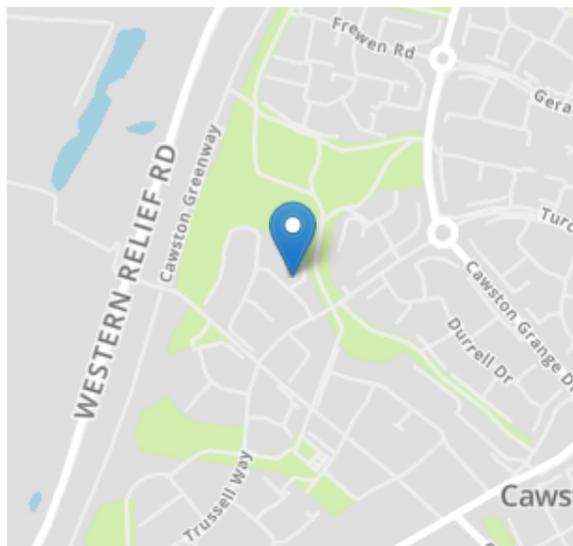
MORTGAGE & LEGAL ADVICE

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 Well Presented Four Bedroom Detached Family Home
- Popular Residential Location
- Lounge with Contemporary Fireplace and French Doors to Rear Garden
- Kitchen/Dining Room with Integrated Appliances and Separate Utility Room
- Ground Floor Cloakroom/W.C., First Floor Family Bathroom and En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 8" x 6' 6" (2.03m x 1.98m)

Lounge

21' 0" x 11' 3" (6.40m x 3.43m)

Kitchen/Dining Room

20' 11" x 9' 6" (6.38m x 2.90m)

Utility Room

8' 8" x 6' 8" (2.64m x 2.03m)

Ground Floor Cloakroom/W.C.

6' 8" maximum x 5' 1" (2.03m maximum x 1.55m)

First Floor

Landing

10' 0" x 8' 3" (3.05m x 2.51m)

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)

En-Suite Shower Room

7' 3" maximum into cubicle x 6' 10" (2.21m maximum into cubicle x 2.08m)

Bedroom Two

10' 7" x 9' 8" (3.23m x 2.95m)

Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m)

Bedroom Four

8' 3" x 8' 0" (2.51m x 2.44m)

Family Bathroom

10' 0" x 4' 8" (3.05m x 1.42m)

Externally

Garage

20' 0" x 10' 2" (6.10m x 3.10m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

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			

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.