



## Sidney Wolfe Close RUGBY

Offers in the Region of £350,000

**Osborne  
Sargent**

A well presented and modern 4 bedroomed Semi-Detached property situated on this ever popular estate. Converted garage, now office & storage. WC, kitchen diner and lounge to the ground floor. Upstairs over 2 floors are 4 bedrooms, en-suite and family bathroom. PVCu D/G, gas rad heating, off road parking for 3/4 vehicles and enclosed rear garden. Must be viewed.





# 14 Sidney Wolfe Close, Cawston, RUGBY, Warwickshire CV22 7ZE

A well-presented and modern four-bedroom semi-detached property, ideally located on a popular estate at the end of a quiet cul-de-sac. Cawston offers an excellent range of local amenities and is just a short walk or drive from Bilton village, which provides further facilities. The accommodation briefly comprises entrance hall, WC, kitchen/diner, lounge, four bedrooms, en-suite to the master bedroom, and a family bathroom. Additional benefits include PVCu double glazing, gas-fired radiator heating, a converted garage now offering office space and storage, off-road parking for three to four vehicles, and an enclosed rear garden. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

## Hall

1.03m W to 2.03m x 3.68m (3' 5" x 12' 1") Radiator, smoke detector, Amtico LVT flooring, stairs, doors to:

## WC

0.89m x 1.69m (2' 11" x 5' 7") PVCu frosted double glazed window to front, fitted with two-piece suite comprising pedestal wash hand basin and low-level WC, tiled splashback, Amtico LVT flooring and radiator.

## Kitchen/diner

2.80m x 4.15m (9' 2" x 13' 7") Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink with mixer tap, built-in fridge/freezer and washer/dryer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to front, double radiator, ceramic tiled flooring and recessed ceiling spotlights.

## Lounge

3.37m x 4.93m (11' 1" x 16' 2") PVCu double glazed window to rear, built in storage cupboard, double radiator, PVCu double glazed patio doors to garden, TV point, Amtico LVT flooring.

## Landing

2.02m x 2.99m (6' 8" x 9' 10") PVCu double glazed window to side, airing cupboard with slatted shelving housing hot water cylinder, doors to:

## Bedroom 2

2.82m x 3.21m plus wardrobes (9' 3" x 10' 6") PVCu double glazed window to front, 2 fitted double wardrobes, radiator.

## Bedroom 3

2.83m x 3.72m (9' 3" x 12' 2") PVCu double glazed window to rear, radiator.

## Bedroom 4

2.01m x 2.79m (6' 7" x 9' 2") PVCu double glazed window to rear, radiator.

## Bathroom

1.70m x 2.01m (5' 7" x 6' 7") Fitted with three-piece suite comprising panelled bath with separate shower over & folding glass screen, pedestal wash hand basin and low-level WC, part ceramic tiled walls, extractor fan, PVCu frosted double glazed window to front, vinyl flooring and recessed ceiling spotlights.

## Landing

Door to:

## Main bedroom

2.91m x 4.78m (9' 7" x 15' 8") PVCu double glazed window to front, double radiator, full width fitted wardrobes and door to:

## En-suite

1.58m x 1.92m (5' 2" x 6' 4") Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part ceramic tiled walls, extractor fan, sealed unit double glazed Velux window to rear, radiator, vinyl flooring and recessed ceiling spotlights.

## Converted Garage/Office

3.02m x 3.14m (9' 11" x 10' 4") Office - PVCu double glazed entrance door, insulated, dry lined, laminate flooring, power and light.

2.68m x 3.10m (8' 10" x 10' 2") Storage - Up and over access door, power and light. Further storage over office.

## Outside

Tarmacadam drive providing off road parking for 3/4 vehicles and access to garage/storage. Lawned and paved low maintenance front garden. Side pedestrian access to enclosed rear garden mainly laid to lawn, pedestrian access to office/garage.

## Viewing

Strictly by prior appointment through Osborne Sargent.

## Our services

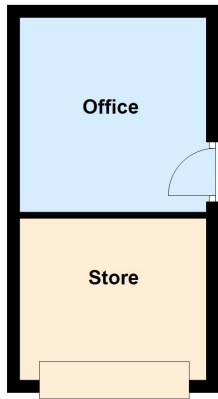
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

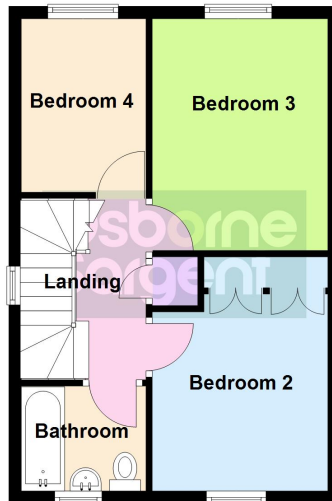
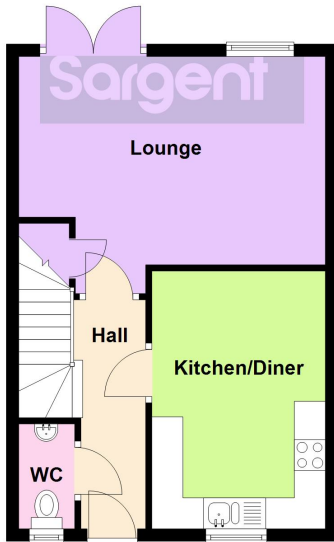
### Ground Floor

Approx. 55.2 sq. metres



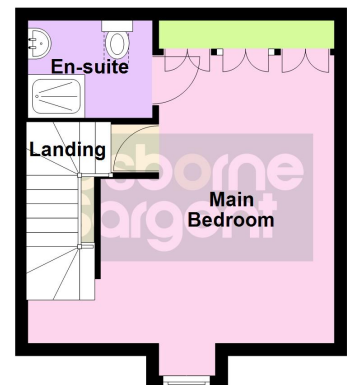
### First Floor

Approx. 37.6 sq. metres



### Second Floor

Approx. 26.2 sq. metres



Total area: approx. 119.1 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







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