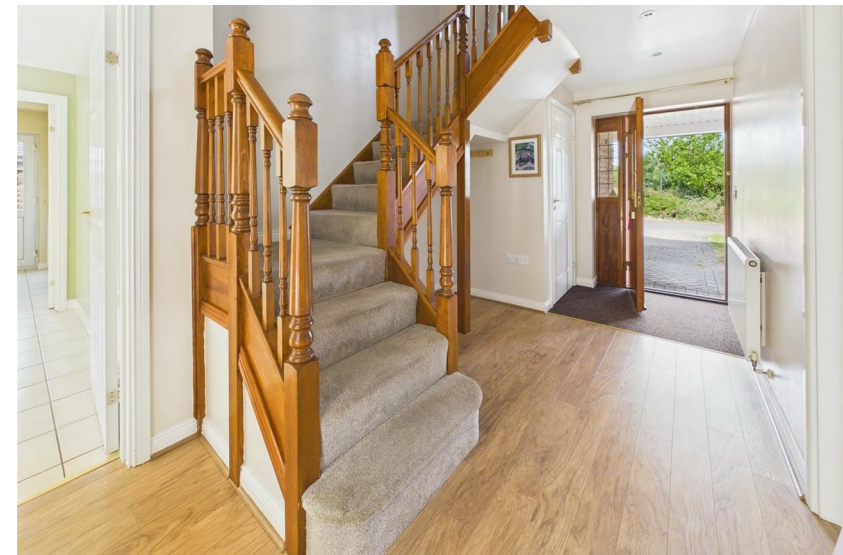




The Crescent, Cawston, Rugby

5 Bedroom House - Detached

£650,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



Nestled in the desirable location of The Crescent, Cawston, Rugby, this impressive executive five-bedroom detached home, built in 2004, offers a remarkable blend of space and modern living. Spanning an expansive 2,088 square feet, this property must be viewed internally to fully appreciate its generous living accommodation.

The well-equipped fitted kitchen is a highlight of the home, featuring integrated appliances and a dining area that is perfect for family meals or entertaining friends. Additionally, a separate utility room adds to the practicality of the space. The inviting lounge, complete with patio doors, overlooks the beautifully maintained rear garden, creating a seamless connection between indoor and outdoor living. A separate dining room further enhances the entertaining options available in this home. All five bedrooms are notably spacious, with two of them benefiting from en-suite facilities, providing both comfort and privacy for family members or guests. Outside, the property boasts a double garage and a driveway that provides ample parking for several vehicles. This exceptional home in Cawston is not just a place to live; it is a lifestyle choice that offers comfort, space, and modern amenities in a sought-after location.

Porch
Brick and wood construction leading to entrance.

Hallway & Stairs
2.67 x 4.92 (8'9" x 16'1")
Hardwood door with stained and patterned leaded glass centre pane, 'dog leg staircase' rising to first floor, understairs open storage area, radiator, alarm sensor and laminated flooring with tread mat.

Ground Floor W.C.
1.07 x 2.31 (3'6" x 7'6")
UPVC double glazed Georgian style window, alarm control panel, radiator, low flush w.c., pedestal wash hand basin, splashback tiling and vinyl flooring.

Living Room
5.78 x 4.49 (18'11" x 14'8")
UPVC double glazed window and patio doors leading to rear garden, electric fire set into stone effect fire surround, two radiators, alarm sensor and carpeted.

Dining Room
3.34 x 4.02 (10'11" x 13'2")
UPVC double glazed Georgian style window, alarm sensor, radiator and carpeted.

Fitted Kitchen/Diner
5.66 x 4.82 (18'6" x 15'9")
Open plan kitchen/diner with UPVC double glazed bayed window to the dining area and UPVC double glazed window to the kitchen area. There is a range of matching wall and base mounted units to include integrated Servis fridge and freezer, Neff dishwasher, AEG double built-in oven, gas hob, extractor in matching cabinet housing, under cupboard lighting one-and-a-half bow single drainer sink unit with mixer tap, radiator and tiled flooring.

Utility Room
2.67 x 1.67 (8'9" x 5'5")
UPVC double glazed door, range of units complementing the kitchen including single drainer sink unit with hot and cold taps, wall mounted shelving, Vent Axia extractor, Danfoss thermostat control, radiator and tiled floor.

Landing
2.73 x 5.13 (8'11" x 16'9")
UPVC double glazed Georgian style window, stained wood balustrades and spindles, carpeted, loft hatch and radiator. Cupboard housing hot water cylinder.

Landing Storage
Two storage cupboards both with shelving.

Bedroom One
4.68 x 3.48 (15'4" x 11'5")
UPVC double glazed Georgian style box bay to the front elevation, three double built-in wardrobes with hanging rails and shelves, radiator and carpeted.

En-Suite
2.26 x 1.48 (7'4" x 4'10")
UPVC double glazed Georgian style window, shaving point and light, tiled to shower cubicle and splashbacks, wall mounted wash hand basin, low flush w.c., Aqualisa thermostatically controlled shower set into shower cubicle, two wall mounted shelves, Venti Azi extractor, radiator and vinyl flooring.

Bedroom Two
3.77 x 3.53 (12'4" x 11'6")
UPVC double glazed window, radiator, built-in double wardrobe with hanging rail and shelf, wall mounted vanity unit and carpeted.

En-Suite
2.29 x 1.26 (7'6" x 4'1")
UPVC double glazed Georgian style window, wall mounted wash hand basin with mixer tap, low flush w.c., shower cubicle with thermostatically controlled shower, fully tiled to shower enclosure and splashback area, electric shaving point, Vent Axia extractor, radiator and vinyl flooring.

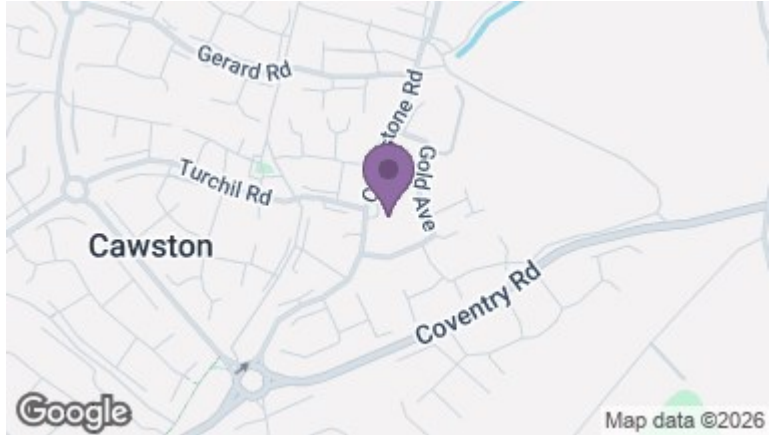
Bedroom Three
3.34 x 4.51 (10'11" x 14'9")
UPVC double glazed window, built-in double wardrobe with hanging rail and shelf, radiator and carpeted.

Bedroom Four
3.33 x 3.45 (10'11" x 11'3")
UPVC double glazed Georgian window, built-in double wardrobe with hanging rail and shelf, radiator and carpeted.

Bedroom Five
2.11 x 3.44 (6'11" x 11'3")
UPVC double glazed window, radiator and carpeted.

Bathroom
2.14 x 3.22 (7'0" x 10'6")
UPVC double glazed window, three piece bathroom suite including jacuzzi bath, pedestal wash hand basin, low flush w.c., separate shower cubicle including thermostatically controlled shower, electric shaving point, radiator and vinyl flooring.

Front Garden & Driveway
Block paved driveway providing parking for several vehicles, security light and shared lawned area.



FOR SALE

archer
bassett
LETTINGS AND SALES

Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC