



3



5



2



1



1

- Beautifully Presented Detached Property
- Five Bedrooms - Two with En-suites
- Bedroom One with a Dressing Area
- Three Reception Rooms & Utility Room
- Breakfast Kitchen & Downstairs W/C
- Driveway & Garage

****SPACIOUS - BEAUTIFULLY PRESENTED**** Up Estates is pleased to bring to the market this impressive, five bedroom detached family home which is presented to an excellent standard throughout with stunning features and spacious accommodation. Located in the village of Cawston with surrounding local amenities, and is just a short drive from popular Rugby. Boasting three reception rooms in addition to the Breakfast Kitchen/Family Room, two En-suites and the Cloakroom, and ample off-road parking. Briefly the property comprises; Entrance Hall, Study, Dining Room, Cloakroom, Lounge, Breakfast Kitchen/Family Room and Utility Room to the ground floor. On the first floor in Bedroom Two with En-suite, Bedrooms Three, Four and Five, and the Family Bathroom. On the second floor is the spacious Bedroom One with Dressing Area and En-suite. Externally offering a driveway to the side, a garage and a private rear garden. Viewing is strongly recommended to full appreciate.

HALL An inviting entrance hall with a central heated radiator, stairs ascending to the first floor, access to a storage cupboard and doors leading to the Cloakroom, Study, Dining Room, Lounge and Breakfast Kitchen/Family Room.

CLOAKROOM With a low level W/C and hand wash basin.

STUDY 7' 10" x 7' 9" (2.4m x 2.37m) Having a central heated radiator and two double glazed windows to the front and side aspects.

DINING ROOM 10' 2" x 8' 11" (3.11m x 2.73m) Having a central heated radiator and two double glazed window to the front aspect.



BREAKFAST KITCHEN/FAMILY ROOM 17' 0" x 16' 1" (5.2m x 4.91m Max) A stunning and beautifully presented kitchen/family room offering space for a dining table and seating area, a central heated radiator, double glazed French doors leading to the rear garden and a door accessing the Utility Room. The kitchen includes a matching range of wall and base mounted units with work surfaces over and upstand, a stainless steel sink with drainer and mixer tap, and a gas hob with an extractor fan over. Also with a double glazed window to the rear and integrated appliances including; double oven, dishwasher and fridge-freezer.



LOUNGE 21' 5" x 11' 7" (6.55m x 3.55m) A spacious Lounge with a double glazed window to the side, a central heated radiator and double glazed French doors leading out into the rear garden.



UTILITY ROOM Benefitting from wall and base mounted units with work surfaces over and upstand, a stainless steel sink with drainer and mixer tap, space for a washing machine and a door leading out into the rear aspect.



LANDING With stairs rising from the ground floor and ascending to the second floor, and doors leading to accommodation.

BEDROOM TWO 11' 9" x 11' 3" (3.59m x 3.44m) A double bedroom having built-in wardrobes, a central heated radiator and double glazed window to the rear aspect. There is a door leading to the En-suite.



ENSUITE Being partially tiled and having a walk-in shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.



BEDROOM THREE 11' 9" x 9' 8" (3.590m x 2.95m) A double bedroom having a central heated radiator and two double glazed windows to the front and side aspects.

BEDROOM FOUR 10' 3" x 9' 4" (3.14m x 2.85m) Another double bedroom having a central heated radiator and double glazed window to the rear aspect.

BEDROOM FIVE 10' 3" x 7' 0" (3.14m x 2.15m) Having a central heated radiator and double glazed window to the front aspect.



BATHROOM A partially tiled family bathroom with a bathtub, a separate walk-in shower cubicle, low level W/C, pedestal wash basin and double glazed opaque window.



BEDROOM ONE 19' 7" x 19' 0" (5.99m x 5.8m Max) A spacious bedroom situated on the second floor benefitting from access to a Dressing Area and an En-suite. Also with two central heated radiators, a double glazed window to the front aspect and two velux-style windows to the rear.



DRESSING AREA 13' 5" x 7' 10" (4.1m x 2.4m) Offering built-in wardrobes and storage space, and a double glazed window to the front aspect.

EN-SUITE A good-sized, partially tiled En-suite, including a bathtub, separate walk-in shower cubicle, his and hers pedestal wash basins, a low level W/C, central heated towel rail and double glazed velux-style window.



FRONT ASPECT An impressive front aspect with a driveway and access to the garage.

GARAGE Situated to the rear of the property and having an up-an-over door.

GARDEN A good-sized, private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.



- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.