



Trussell Way, Cawston  
Offers Over £325,000

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ESTATE AGENTS



# Trussell Way, Cawston, Rugby

Complete Estate Agents are delighted to welcome to the market a modern four bedroom semi detached townhouse situated on the sought after development of The Spinneys in Cawston. The property was built by Linden Homes to their 'Pilsgate' design and has views overlooking parkland to the front and is in close proximity to all motorway links, primary school and local shops in Bilton village. The property comprises of entrance hall, downstairs wc and modern kitchen/dining/family room. On the first floor there is Lounge overlooking parkland to the front, master bedroom with modern ensuite shower room. On the top floor three further bedrooms and family bathroom. Garden to the rear with a detached summerhouse which could be used as home office or home gym, side driveway and single garage. Viewing is essential to appreciate this delightful home. No chain.

## Entrance Hall

Stairs leading to first floor, doors to all ground floor rooms, wooden effect flooring and radiator.

## Downstairs WC

Low level wc, corner wash hand basin, tiling to splash back areas and wall mounted consumer unit.

## Open Plan Modern Kitchen/Dining/ Family Area 27'1" x 15'10" (8.27 x 4.84)

### Modern Kitchen Area

Having a range of modern base, drawer and wall units with worktops over, integral gas hob, integral oven and overhead extractor, tiling to splash back areas, double glazed window to front, wooden effect flooring throughout, plumbing and space for washing machine and tumble dryer, integral dishwasher and radiator.



## Dining/Family Room

Double glazed french doors to the garden, wooden effect flooring, double glazed window to rear and radiator.

## First Floor Landing

Stairs to top floor and doors to all rooms.

## Lounge 15'10" x 11'6" (4.84 x 3.52)

Double glazed window to front, double glazed french doors to front with juliet balcony looking over parkland to front and radiator.

## Bedroom One

Double glazed window to rear, door to ensuite and fitted wardrobes.

## Modern Ensuite Shower Room

Low level wc, shower cubicle with overhead mains shower unit, tiling to splash back areas, double glazed window, wash hand basin and radiator.

## Second Floor Landing

Airing cupboard housing boiler, doors to all rooms and loft hatch.

## Bedroom Two 15'10" x 8'6" (4.84 x 2.60)

Double glazed window to rear and radiator.

## Bedroom Three 8'6" x 8'2" (2.60 x 2.49)

Double glazed window and radiator.

## Bedroom Four 8'2" x 7'1" (2.49 x 2.16)

Double glazed window and radiator.

## Modern Family Bathroom

Low level wc, panelled bath with overhead shower unit, tiling to splash back areas, double glazed window, radiator, double glazed window to the rear.

## Rear Garden

To the rear is a private garden with artificial lawn and decked patio area with a large Summerhouse (1.71m x 2.42m) featuring power and lighting which could be used as an external home office or gym.

## Single Garage

Power, lighting and up and over door.

## Side Driveway

Parking for up to two cars.



## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

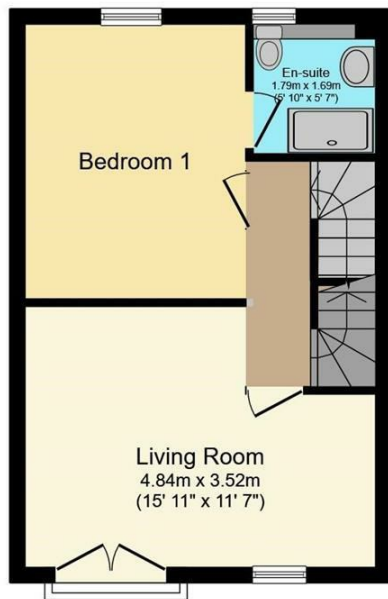
## Council Tax Band

Council Tax Band E payable to Rugby Borough Council

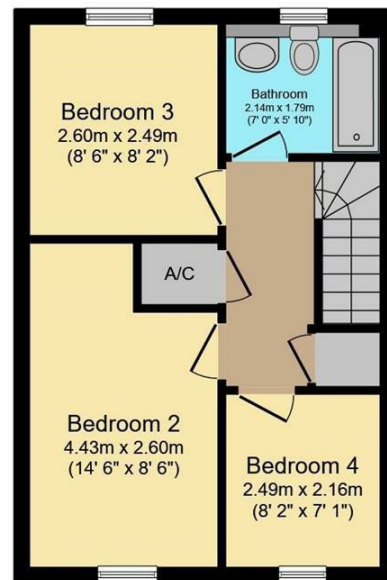




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 110.6 sq.m. (1,191 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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