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Gold Avenue, Cawston
Offers Over £550,000

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Gold Avenue, Cawston, Rugby

Nestled on the desirable Gold Avenue in Rugby, this splendid detached house, designed by the esteemed William Davis Homes, offers a perfect blend of comfort and elegance. Built in 2003, the property boasts a modern aesthetic while providing ample space for family living.

With four generously sized bedrooms, this home is ideal for families seeking room to grow. The three reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests, enjoying family time, or creating a quiet study area. The two well-appointed four-piece bathrooms ensure convenience and privacy for all residents.

The exterior of the property is equally impressive, featuring a well-stocked garden that invites you to enjoy the outdoors. The detached double garage offers secure parking and additional storage, while the off-road parking accommodates up to four vehicles, making it perfect for families with multiple cars or for hosting visitors.

This delightful home on Gold Avenue is not just a property; it is a sanctuary that combines modern living with a welcoming atmosphere. With its thoughtful design and ample amenities, it presents an exceptional opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this beautiful house your new home.

Hall

Double-glazed door into light and spacious hallway. Radiator, stairs, and door to storage cupboard under stairs. Door to: 10.9sq m2

Cloakroom

Secure double-glazed window to front. Suite comprising: wash hand basin. Low-level WC, Tiled walls. Radiator. 2.9sq m2

Lounge 17'11" x 12'9" (5.47 x 3.89)

Double glazed bay window to rear, two double glazed windows to rear, two double radiators, TV point, coving to ceiling, 20.8sqm2

Dining Room 10'3" x 9'7" (3.14 x 2.93)

Double glazed bay window to front, double radiator, coving to ceiling 10.6 sq m2

Sitting Room 12'6" x 9'10" (3.82m x 3.01)

Double glazed window to front, double radiator, coving to ceiling. 11.4sq m2



Breakfast Kitchen 11'8" x 12'0" (3.56m x 3.67)

Fitted with a matching range of base and eye level units with worktop, Stainless steel sink with mixer tap, built-in freezer and dishwasher, built-in electric double oven, built-in electric hob with extractor hood over, double glazed bay window to side, double glazed window to rear, two radiators. 13.6sq m2

Utility Room

Base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, space for freezer. Vaillant wall-mounted Gas boiler. Door to the outside. 3sq m2

Stairs to Galleried Landing

Double glazed window to front, radiator, and airing cupboard housing hot water tank. 10.1sq m2

Bedroom One 14'9" x 12'2" (4.51 x 3.71)

Double glazed window to side and rear, two double wardrobes, radiator. 10sq m2

En Suite

Four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower and low-level WC, tiled splash-backs, Obscure double glazed window to rear. 5.0 sq m2

Bedroom Two 12'2" x 11'8" (3.71 x 3.56)

Radiator. Window to side and rear.

Bedroom Three 11'8" x 9'4" (3.56 x 2.87)

Double-glazed window to front. Storage cupboard. Radiator.

Bedroom Four 12'7" x 10'0" (3.84 x 3.05)

Double-glazed window to front. Radiator 1

Family Bathroom 6'5" x 10'8" (1.98m x 3.26m)

Four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle and low-level WC, tiled splash-backs, obscure double glazed window to side, radiator.

Garden

Front the kitchen is a side garden with circular paved patio which extends around to the rear garden. Laid to lawn and fully enclosed by concret post and timber fencing. Maturing trees to the rear give privacy. Well stocked borders. Further paved patio. Outside electricity point. Security light. Gated access to

Front garden is laid to lawn with maturing tree and well stocked borders.

Detached Double Garage

Entered via two timber up and over doors. Power and light connected. Attic storage. Personal door to side.



Off Road Parking

Block pavior driveway with off road parking for 3 / 4 vehicles. Log edging.

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)

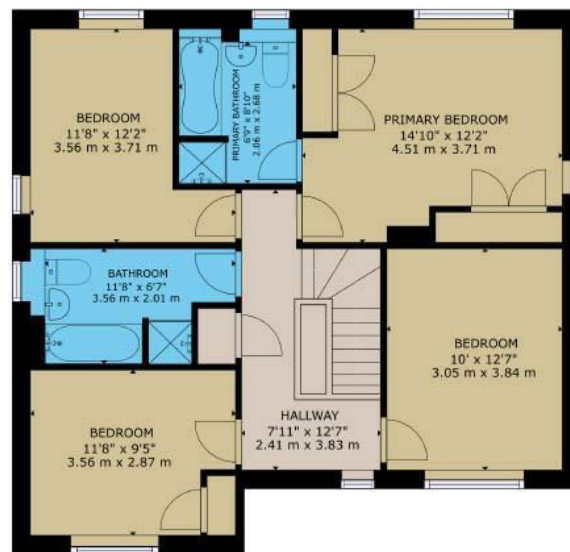
east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 880 sq ft, 81.79 m²; FLOOR 2: 866 sq ft, 80.44 m²
TOTAL: 1746 sq ft, 162.23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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