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Old Farm Close, Cawston
Offers Over £379,950

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ESTATE AGENTS

Old Farm Close, Cawston, Rugby

Complete Estate Agents are proud to introduce this stunning property on Old Farm Close in Cawston, Rugby. This delightful link-detached house offers a perfect blend of modern living and comfort. Built in 2012, the property spans an impressive 1,247 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The house boasts three well-appointed bedrooms, each designed to offer a peaceful retreat at the end of the day. With three bathrooms, including en-suite facilities, convenience and privacy are assured for all residents.

The property is thoughtfully designed to cater to contemporary lifestyles, making it an excellent choice for those looking to settle in a friendly community. Outside, you will find parking spaces for three vehicles on the driveway, ensuring that you and your guests have easy access.

Old Farm Close is a desirable location, offering a tranquil environment while still being within reach of local amenities and transport links. This home is perfect for anyone seeking a modern residence in a welcoming area. Don't miss the opportunity to make this lovely house your new home.

Viewing is highly recommended!

Hallway

Downstairs WC

Kitchen / Diner 12'2" x 17'0" (3.71 x 5.2)

Living Room 11'7" x 15'1" (3.54 x 4.62)

Bedroom One 16'9" x 7'10" (5.11 x 2.4)

Bedroom Two 12'0" x 8'7" (3.68 x 2.64)

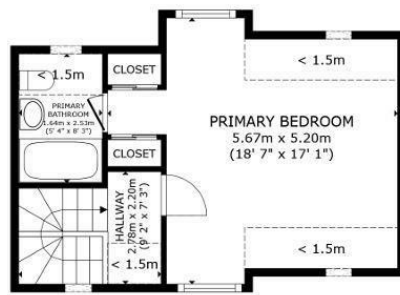
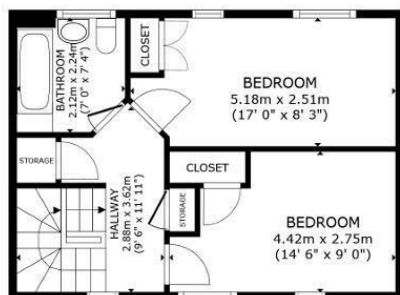
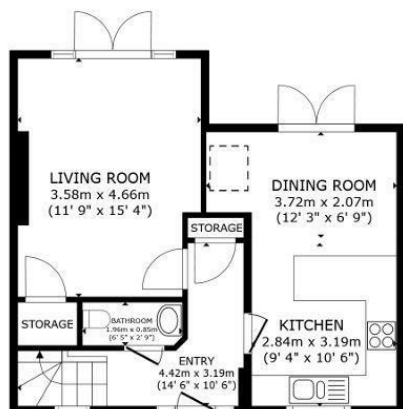
Master Bathroom 7'10" x 7'5" (2.40 x 2.28)

Top Floor Master Bedroom 14'2" x 16'8" (4.32 x 5.1)

Walk-In Wardrobe & En-Suite to Master Bedroom







GROSS INTERNAL AREA
FLOOR 1 44.8 m² (483 sq.ft.) FLOOR 2 39.7 m² (427 sq.ft.) FLOOR 3 27.4 m² (295 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 6.9 m² (75 sq.ft.)
TOTAL : 111.9 m² (1,205 sq.ft.)
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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