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Trussell Way, Cawston
Guide Price £350,000

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Trussell Way, Cawston, Rugby

Complete Estate Agents are pleased to introduce this modern semi-detached house in the charming neighbourhood of Cawston, Rugby on Trussell Way. It offers a delightful blend of comfort and contemporary living. Built in 2018, the property boasts a fresh and inviting atmosphere, perfect for families or those seeking a spacious home.

Upon entering, you are greeted by an open kitchen/dining/family room providing ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it ideal for both quiet evenings and lively gatherings.

The house features four generously sized bedrooms, ensuring that there is plenty of room for everyone. Each bedroom is designed to be a peaceful retreat, with natural light flooding in to create a warm and welcoming environment. The two modern bathrooms are equipped with contemporary fixtures, offering convenience and comfort for the whole family.

One of the standout features of this property is the parking space, accommodating up to three vehicles, which is a rare find in many homes. This added convenience is sure to appeal to those with multiple cars or visiting guests.

Overall, this semi-detached house on Trussell Way is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern design, spacious interiors, and practical amenities, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

Entrance Hall 15'1" x 6'7" (4.62m x 2.01m)

The entrance hall provides a warm welcome with ample space for coats and shoes, setting the tone for the rest of the home.

Downstairs W.C 5'2" x 3'2" (1.60m x 0.97m)

WC, wash hand basin, and window to the front aspect.

Kitchen/dining room/family room

8.56m maximum x 4.80m maximum reducing to 8.56m maximum x 2.69m

Spacious open-plan kitchen, dining, and family room – perfect for modern living and entertaining.

Landing 1 9'6" x 6'3" (2.92m x 1.93m)



Bedroom 1 12'7" x 9'1" (3.84m x 2.79m)

Spacious master bedroom filled with natural light, offering a comfortable and relaxing retreat.

En-suite 6'3" x 6'0" (1.93m x 1.85m)

Ensuite with shower.

Living room 15'8" x 11'6" (4.80m x 3.51m)

First floor living area with Juliet Balcony

Landing 2 9'6" x 6'11" (2.92m x 2.13m)

Family Bathroom 6'11" x 6'0" (2.13m x 1.85m)

Family bathroom with a bath and toilet, ideal for everyday use.

Bedroom 2 14'4" x 8'5" (4.39m x 2.59m)

Located on the second floor, spacious bedroom offering ample space for a double bed and additional furniture.

Bedroom 3 9'6" x 8'5" (2.92m x 2.57m)

Located on the second floor, spacious bedroom offering ample space for a double bed and additional furniture.

Bedroom 4 8'2" x 6'11" (2.49m x 2.13m)

Located on the second floor, this single bedroom is a cosy and quiet space, ideal for a child's room, home office, or guest accommodation.

Garage 20'0" x 8'11" (6.12m x 2.74m)

The property benefits from a single garage, providing secure parking or additional storage space.

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.

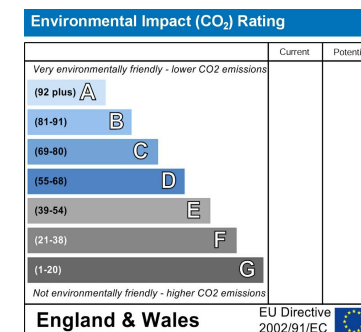
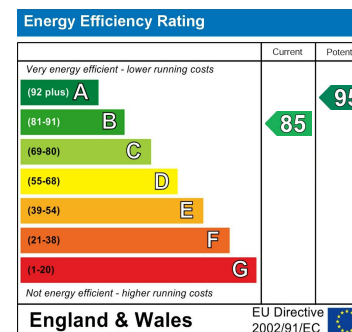
Rugby Borough Council

Rugby Borough Council,
Town Hall,



Evreux Way,
Rugby
CV21 2RR





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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