



75 Trussell Way Cawston, Rugby, CV22 7XX

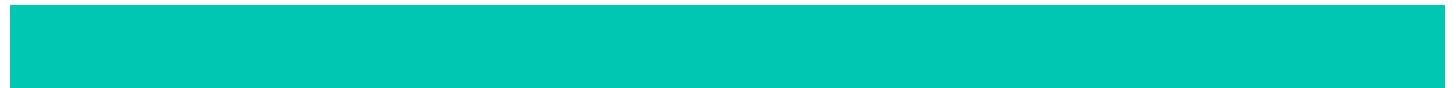
An EXCEPTIONAL, MODERN and UBER-STYLISH, three-bedroom, three-storey, semi-detached townhouse, perfectly positioned within the highly sought-after Cawston area of Rugby.

This desirable location offers convenient access to a range of local amenities, well-regarded schooling and excellent transport links, making it ideal for professionals, families and commuters alike.

The property benefits from a tandem driveway to the side aspect providing off-road parking for two vehicles, complemented by a detached garage with electric roller door, offering further secure parking or storage.

To the rear is an enclosed, landscaped, split-level garden, thoughtfully designed for low-maintenance living and entertaining, featuring artificial lawn and decked patio areas, creating

Guide price £318,500



75 Trussell Way

Cawston, Rugby, CV22 7XX



- Modern and uber-stylish three-bedroom, three-storey semi-detached townhouse
- Detached garage with electric roller door offering secure parking or storage
- Bespoke pull-out storage drawers cleverly fitted beneath the staircase
- Luxury principal bedroom suite occupying the top floor with high-specification refitted en-suite
- Located in the highly sought-after Cawston area of Rugby
- Open-plan kitchen-diner designed for contemporary living and entertaining
- Landscaped, enclosed split-level rear garden with artificial lawn and decked patio areas
- Tandem driveway providing off-road parking for two vehicles
- Bright and stylish lounge with uPVC French doors opening onto the rear garden
- Three well-proportioned bedrooms arranged over two upper floors

Kitchen/Diner

12'11" x 14'6" (3.94 x 4.43)

En-Suite

12'11" x 4'4" (3.95 x 1.34)

WC

5'0" x 2'5" (1.53 x 0.75)

Lounge

12'11" x 8'6" (3.94 x 2.60)

Bathroom

6'0" x 5'10" (1.84 x 1.80)

Bedroom Two

12'10" x 8'10" (3.93 x 2.70)

Bedroom Three

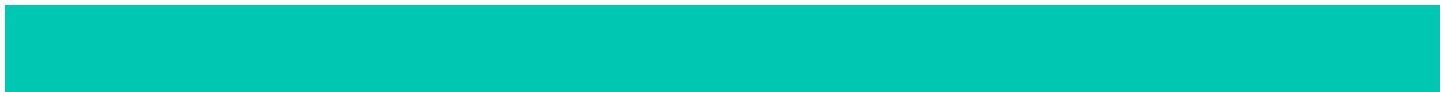
7'6" x 5'10" (2.29 x 1.80)

Bedroom One

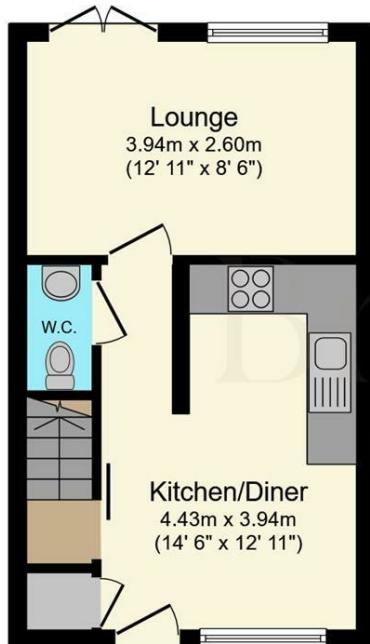
13'8" x 12'11" (4.17 x 3.95)



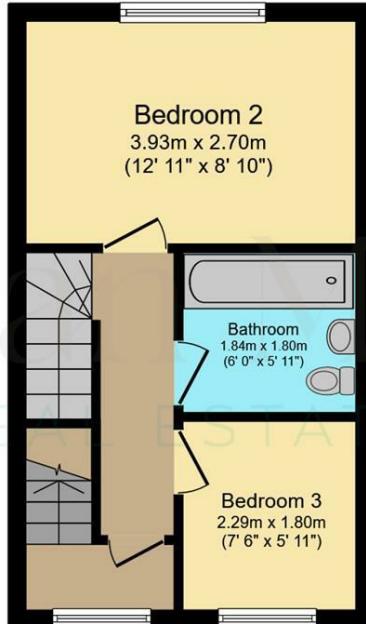
Directions



Floor Plan



Ground Floor
Floor area 28.5 sq.m. (307 sq.ft.)



First Floor
Floor area 28.5 sq.m. (307 sq.ft.)



Second Floor
Floor area 22.4 sq.m. (242 sq.ft.)

Total floor area: 79.5 sq.m. (856 sq.ft.)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	96	
(81-91) B	85	
(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	