



**CALDECOTT**

PROPERTY SALES & LETTINGS



Trussell Way,  
Guide Price £330,000

3 2 1





Caldecott Property are thrilled to present this spacious three-bedroom semi-detached home in the highly sought-after development of 'The Spinneys, Cawston'.

Offering generous accommodation across three floors, this well-presented home boasts a driveway for two vehicles, a single garage, and a private rear garden.

**Property Features:**

Spacious living arranged over three floors  
Off-road parking for two cars & a single garage  
Private, low-maintenance rear garden  
Modern kitchen with integrated appliances  
Three well-proportioned bedrooms, including a top-floor primary suite

**Ground Floor:**

Welcoming entrance hall with a stylish composite front door  
Contemporary kitchen/diner with integrated oven, fridge/freezer, dishwasher, washing machine, and a gas hob with extractor  
Bright and airy living room with French doors opening onto the rear garden  
Convenient downstairs W.C. with wash basin and radiator

**First Floor:**

Generous double bedroom  
Versatile single bedroom, perfect as a home office  
Family bathroom with a modern three-piece suite

**Second Floor:**

Spacious primary bedroom with en-suite shower room and eaves storage

**Outside:**

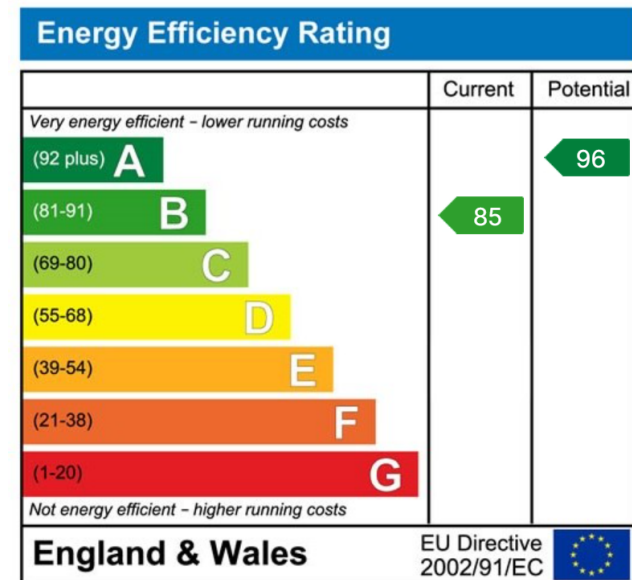
The enclosed rear garden is designed for easy maintenance, featuring a large patio ideal for outdoor dining and lawn. A tarmac driveway to the side provides parking for two vehicles plus a garage.







- 3 Storey Living
- Single Garage
- No Ground Fees
- Private Garden
- 2 Car Driveway
- Integrated Appliances
- Remaining NHBC Warranty
- Modern Kitchen / Diner
- Ensuite
- Large Master Bedroom



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