



3 Alicia Close

CAWSTON, RUGBY, CV22 7GT

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Style! Space! Luxury! If you're dreaming of living in a spacious three storey detached home in the heart of the highly desirable area of Cawston, then look no further than this stunning family home!

Property at a glance

Freehold Detached Home

Six Generous Double Bedrooms With Built-In Wardrobes

Parking For Up To Four Cars

Spacious Double Garage

Landscaped Front And Rear Gardens

Ideal For Entertaining Family And Friends

Excellent Commuter Transport Links

Retail Park Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this beautifully presented three storey detached family home! This gorgeous home is perfectly located on a quiet cul-de-sac and is immaculately presented inside and out with a range of modern fixtures and fittings. The property offers six bedrooms, four bathrooms and parking for at least four cars, two on its spacious driveway and room for two more in the double garage.

This beautifully presented three storey detached family home offers a lovingly manicured South facing rear garden, the rear garden offers a very spacious patio which is perfect for summertime barbeques and alfresco dining with family and friends. What's more the private rear garden offers an external tap, an external water filtration system, exterior lighting and side access to the front of the property and to the double garage which has full electrical connection with lighting and plug sockets. Additionally, the rear garden benefits from having a spacious lawned area which is lined by a pleasant variety of mature flowering shrubs, bushes and trees.

This spacious home is ideally located in the highly sought after area of Cawston to access Cawston Play Area, Cawston Grange Primary School and the Cawston Greenway footpath. Cawston is well served by a variety of local shops, eateries and a community centre and benefits from having excellent commuter links with easy access to Rugby railway station and to Rugby's excellent network of motorways.



“There are few homes that come to the market that compare to this home, the space offered is second to none, perfect for a growing family.”

The Seller's View

"We love the space on offer here and the quiet surroundings. We're really close to the local shops and we're just a short walk away from Bilton village. What's more, we're within five minutes walk from open green spaces."

"We have a lovely South facing garden with plenty of space to enjoy our family BBQs and parties. The patio is a great place to relax, recharge and take in the night sky."

"We have many fond memories from our time here, our first Christmas with our extended family was a great hit and seeing our children growing up here has been very special."

"When we were searching for a home we loved that we're so close to primary and secondary schools and the space allowed our four children to grow, have friends over and have their own privacy."



"Our favourite room – the Living Dining room"

Directions

Heading West on the M45 at Thurlaston Interchange, take the 1st exit onto the A45. Take the A4071 exit towards Rugby. Make a slight left onto Straight Mile. Turn left onto A4071. Turn right onto A4071. At the roundabout, take the 2nd exit and stay on A4071. At the roundabout, take the 2nd exit onto Whitefriars Drive. At the roundabout, take the 2nd exit onto Cawston Grange Drive. At the roundabout, take the 1st exit onto Gerard Road. Turn right onto Alicia Close. Turn left to stay on Alicia Close.

3 Alicia Close, Cawston, Rugby, CV22 7GT will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected.

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - F

Viewing Arrangements

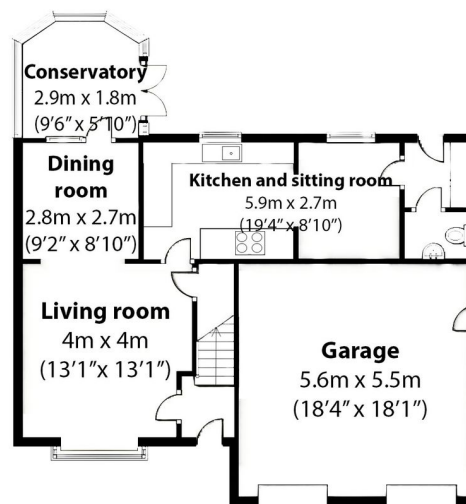
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

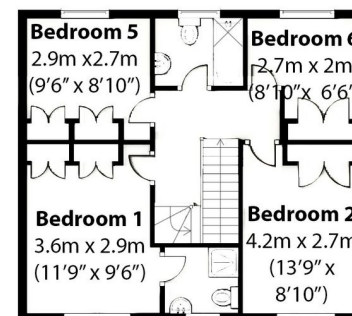
Town Centre 2.2 miles
Primary Schools 0.3 miles
Train Station 3.2 miles
Motorway links 2.9 miles
Airport 22.6 miles
Nearest City 11.1 miles
Bus Stop 0.3 miles
University 10.5 miles
Hospital 2.6 miles

Alicia Close, Rugby, CV22

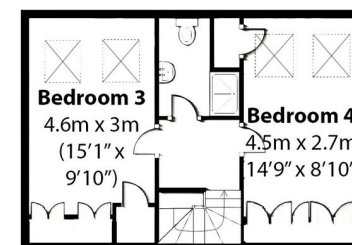
Total approximate area - 196 sq.m. (2109 sq.ft.)



Ground Floor



First Floor

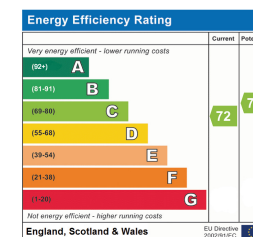


Second Floor



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

The **Rugby** Property Expert

📞 07960 882807

🌐 thepropertyexperts.co.uk

✉ henry@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

🏠 **allAgents**
.co.uk



Scan QR code to
to follow me on
social media

