



Connells

Arundel Way
Cawston Rugby



Property Description

Connells are delighted to present this immaculate four bedroom family home, situated in the sought-after location of Arundel Way, Cawston, Rugby. Located on the well established and popular Cawston Grange development, this deceptively spacious four bedroom townhouse offers fantastic family living accommodation across three floors and benefits from being within close proximity to one of Rugby's most popular schools.

Cawston itself is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery. The property also offers nearby country walks & cycle path to Draycote Water whilst within easy reach of Rugby train station and a good selection of local shops within walking distance.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.

Arundel Way comprises of four bedrooms with en-suite to master, family bathroom, lounge, kitchen and dining room, downstairs

cloakroom, front and rear garden with side access, garage, driveway and additional off-road parking.

Approach

Pathway through lawned front garden to open canopy porch. Front door through to;

Ground Floor

Located on the ground floor is entrance hall, downstairs bathroom, utility room, bedroom four and access to rear garden.

Entrance Hall

Spacious entrance hall with laminate flooring throughout, featuring an under stair storage cupboard, plus a cupboard which homes the water tank and a door leading through to the cloakroom;

Downstairs Bathroom

Includes spacious walk in shower, low level WC, sink, towel radiator and window to front.

Bedroom Four

8' 4" x 12' 10" (2.54m x 3.91m)

Located on the ground floor featuring double doors to rear garden, laminate floor and radiator.

Utility Room

7' 11" Maximum x 6' 6" Maximum (2.41m Maximum x 1.98m Maximum)

Featuring space and plumbing for washing machine, Combi boiler, sink and storage space.

First Floor

Located on the first floor is a spacious lounge and open plan kitchen diner.

First Floor Landing

Access door to kitchen, window to side & radiator.

Lounge

16' 10" x 11' 3" (5.13m x 3.43m)

Located on the first floor is a lovely spacious lounge with laminate flooring throughout, space for large sofa, double doors to the juliet balcony, radiator and window to front.

Kitchen/Diner

16' 10" x 11' 3" (5.13m x 3.43m)

The lovely spacious kitchen can be accessed via the landing or open lounge and has a range of wall and base mounted units with ample storage. Built in appliances are to include a double cooker, four gas hobs, fridge freezer, microwave and dish washer. There is also space for a family dining table and a window to the rear of the property. The open plan space also benefits from ample natural light.

Second Floor

Located on the second floor is the family bathroom, and bedroom one, bedroom two and bedroom three.

Second Floor Landing

Featuring access hatch to a partially boarded loft, storage cupboard and window to side.

Bedroom One

14' 10" x 12' 3" (4.52m x 3.73m)

Located on the second floor and features a spacious built in wardrobe, radiator and window to front.

En-Suite

Includes a walk in shower, low level WC, sink, radiator and frosted window to front.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

Located on the second floor and features a spacious built in wardrobe, radiator and window to front.

Bedroom Three

7' 10" x 9' 9" (2.39m x 2.97m)

Located on the second floor and features space for a wardrobe, radiator and window to rear.

Loft Space

Partially boarded loft with the access hatch located on the second floor landing.

Rear Garden

South east facing garden with patio and lawn. Side access to garden through gate past driveway.

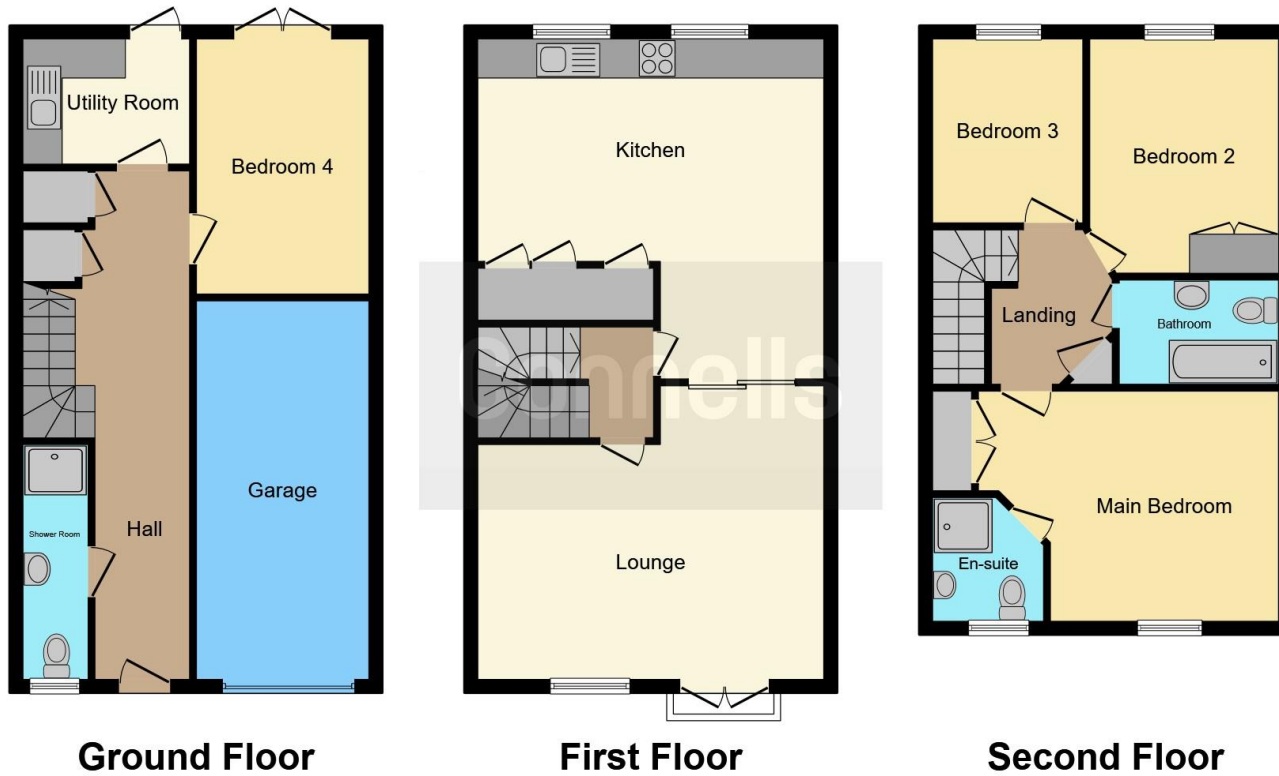
Front Of Property

Driveway for car, single garage with light and power and further ample off street parking.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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25 Regent Street
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EPC Rating: C

Tenure: Freehold

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