



**Connells**

Richard Walker Way  
Cawston Rugby



## Property Description

An immaculately presented executive style four bedroom family home, situated in the sought-after location of Richard Walker Way, Cawston, Rugby. This beautiful property briefly comprises of reception hall, guest cloakroom, home office, lounge and generous dining kitchen with utility on the ground floor. To the first floor, it benefits from four good size bedrooms with ensuite to both master bedroom and bedroom two as well as having a family bathroom. To the exterior, there is a detached double garage with light and power, driveway for multiple vehicles and a generous enclosed rear garden laid to lawn and patio. Viewing is highly recommended.

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.

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.

## Approach

Pathway through lawned foregarden to open

canopy porch. Front door through to;

## Reception Hall

Having staircase rising to first floor landing, storage cupboard,

## Guest Cloakroom

Partially tiled with low-level WC and wash handbasin

## Home Office

9' 10" x 8' 6" ( 3.00m x 2.59m )

## Lounge

11' 9" x 15' 5" ( 3.58m x 4.70m )

Window to front

## Dining Kitchen

10' x 10' 5" ( 3.05m x 3.17m )

Fitted with a range of wall and base mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include double AEG oven and induction hob with extractor hood over, wine cooler and fridge freezer. Having space for dishwasher, windows to rear and French doors overlooking and leading to rear garden. Fitted feature breakfast bar and ample room for dining table as well as space for seating.

Utility

6' 5" x 5' 3" ( 1.96m x 1.60m )  
Fitted with a range of wall and base mounted units with complimentary worksurfaces, stainless steel sink and drainer, space for washing machine and door providing side access to rear garden.

Landing

Having loft hatch providing access to loft space, airing cupboard housing water tank and storage cupboard.

Master Bedroom

12' 1" Maximum x 11' 9" Maximum ( 3.68m Maximum x 3.58m Maximum )

En-Suite

Comprising of low-level WC, pedestal wash handbasin, double shower unit with shower over, heated towel rail, electric shaver point and window to front.

Bedroom Two

9' 11" maximum x 14' maximum ( 3.02m maximum x 4.27m maximum )  
Fitted wardrobes, window to front.

En-Suite

Comprising of low-level WC, pedestal wash handbasin, double shower unit with shower over, heated towel rail and window to side.

Bedroom Three

12' x 8' 10" ( 3.66m x 2.69m )  
Space for wardrobes, window to rear.

Bedroom Four

9' x 11' 9" ( 2.74m x 3.58m )  
Space for wardrobes, window to rear.

Family Bathroom

Partially tiled suite comprising of low-level WC, pedestal wash handbasin, fitted bath with shower over and heated towel rail. Window to rear.

Rear Garden

Enclosed landscaped rear garden laid to both lawn and patio with side access and feature flowerbed borders.

Double Garage

Double detached garage with light, power and up and over doors.

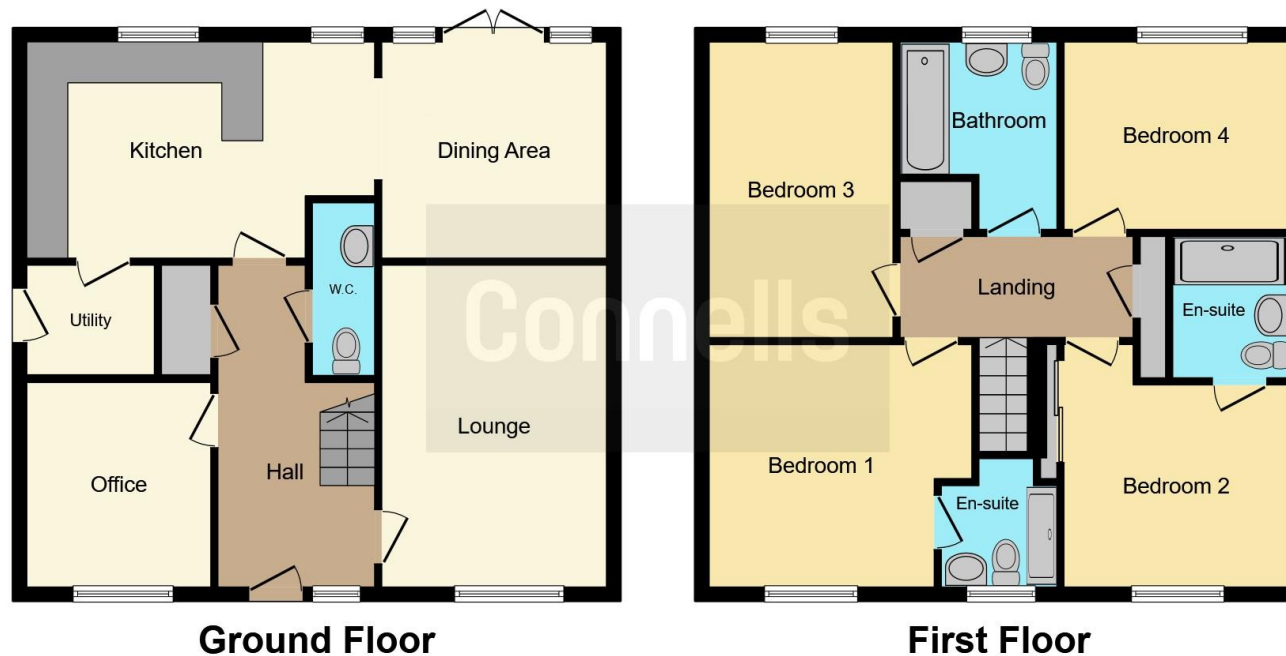
Parking

Driveway to side for multiple vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: RBY107244 - 0004