



 UP Estates



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4 Bedroom House - Detached
located on Dodgson Close, Rugby
Offers Over £520,000

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****Executive Detached Residence - Four Bedrooms (One En-Suite) - Detached Double Garage - Impressive Living Kitchen/Diner Area - Fantastic Position on Estate Overlooking Fields****

Welcome to Dodgson Close, Cawston, Rugby, originally built by William Davis in 2019. What separates this property from others is the enviable position occupied, with stunning views to the front aspect and a quiet, no through road position. With a excellent rear garden of good proportion, this is a superb family home ready to move into. Featuring a social open plan living kitchen diner, with doors to garden and lounge, the floorplan of this home flows really well for family living. A bright reception hallway, galleried landing and double garage, all combine to offer practicality, and this home has ample storage which is rare to find in a "nearly" new build. The impressive Kitchen is done to a high spec, including having a double oven/grill, warming tray and built in appliances.

Give us a call today to arrange your viewing.

PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Rugby

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: B

Approx. Total Floor Area: 1777.00 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require

Offers Over £520,000

- EXECUTIVE DETACHED RESIDENCE
- BEAUTIFUL GREEN OUTLOOK
- SOCIAL OPEN PLAN LIVING KITCHEN DINER
- FOUR BEDROOMS (ONE EN-SUITE)
- DETACHED DOUBLE GARAGE & 4 VEHICLE DRIVEWAY
- LOVELY REAR GARDEN
- SOUGHT AFTER LOCATION
- WELL PROPORTIONED LOUNGE

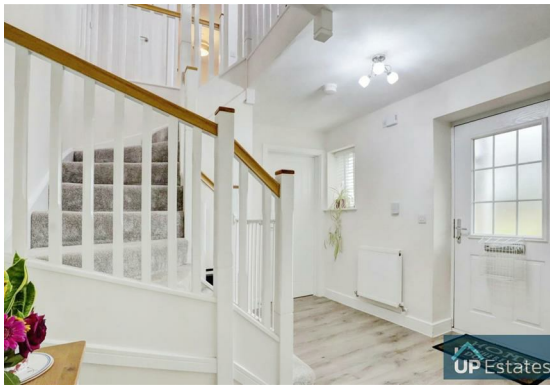




clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

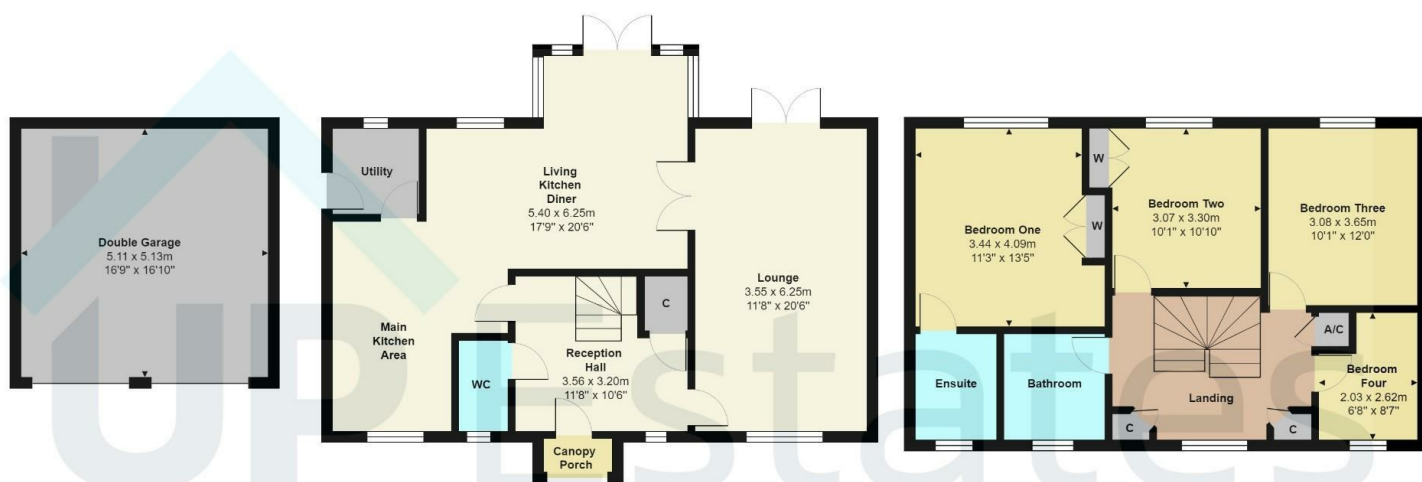
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Dodgson Close, Cawston, Rugby





Total Area: 165.1 m² ... 1777 ft² inc Double Garage

All measurements are approximate and for display purposes only

CONTACT

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