







75 Trussell Way

Cawston, Rugby, CV22 7XX

An EXCEPTIONAL, MODERN and UBER-STYLISH, three-bedroom, three-storey, semi-detached townhouse, perfectly positioned within the highly sought-after Cawston area of Rugby.

This desirable location offers convenient access to a range of local amenities, well-regarded schooling and excellent transport links, making it ideal for professionals, families and commuters alike.

The property benefits from a tandem driveway to the side aspect providing off-road parking for two vehicles, complemented by a detached garage with electric roller door, offering further secure parking or storage.

To the rear is an enclosed, landscaped, split-level garden, thoughtfully designed for low-maintenance living and entertaining, featuring artificial lawn and decked patio areas, creating

Guide price £300,000

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- Modern and uber-stylish three-bedroom, three-storey semi-detached townhouse
- Detached garage with electric roller door offering secure parking or storage
- Bespoke pull-out storage drawers cleverly fitted beneath the staircase
- Luxury principal bedroom suite occupying the top floor with high-specification refitted en-suite
- Located in the highly sought-after Cawston area of Rugby
- Open-plan kitchen-diner designed for contemporary living and entertaining
- Landscaped, enclosed split-level rear garden with artificial lawn and decked patio areas
- Tandem driveway providing off-road parking for two vehicles
- Bright and stylish lounge with uPVC French doors opening onto the rear garden
- Three well-proportioned bedrooms arranged over two upper floors

Kitchen/Diner

12'11" x 14'6" (3.94 x 4.43)

En-Suite

12'11" x 4'4" (3.95 x 1.34)

WC

5'0" x 2'5" (1.53 x 0.75)

Lounge

12'11" x 8'6" (3.94 x 2.60)

Bathroom

6'0" x 5'10" (1.84 x 1.80)

Bedroom Two

12'10" x 8'10" (3.93 x 2.70)

Bedroom Three

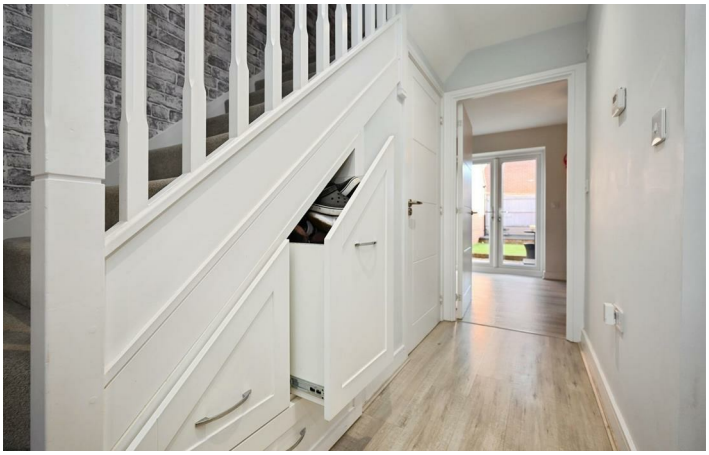
7'6" x 5'10" (2.29 x 1.80)

Bedroom One

13'8" x 12'11" (4.17 x 3.95)



Directions









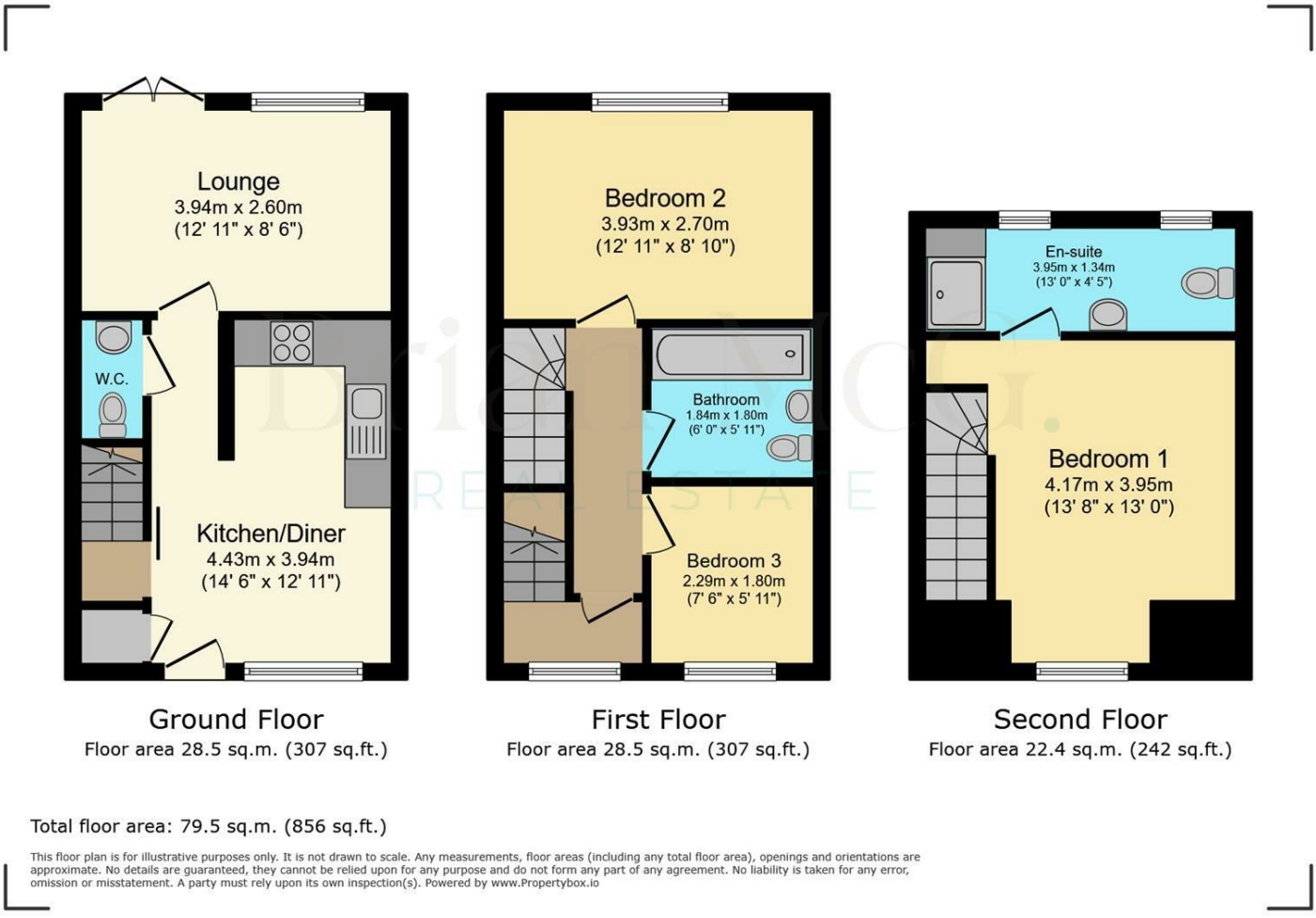








Floor Plan



Ground Floor
Floor area 28.5 sq.m. (307 sq.ft.)

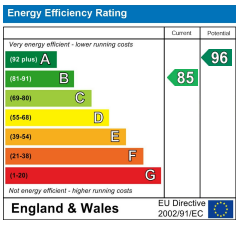
First Floor
Floor area 28.5 sq.m. (307 sq.ft.)

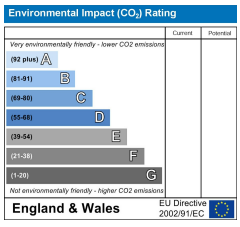
Second Floor
Floor area 22.4 sq.m. (242 sq.ft.)

Total floor area: 79.5 sq.m. (856 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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