



## 4 Durrell Drive Cawston, Rugby, CV22 7GW

Tucked away down a small private offshoot of Durrell Drive, shared with just two neighbouring properties, this beautifully presented four-bedroom detached family home enjoys a wonderful sense of peace, privacy and space. Surrounded by mature trees and greenery, the setting feels secluded yet remains conveniently close to all local amenities, schools and transport links.

The accommodation is generously proportioned throughout, comprising an inviting entrance hallway, a bright and comfortable lounge, a separate formal dining room, and a well-appointed kitchen breakfast room. There is also a useful utility room and a guest WC completing the ground floor.

Upstairs, there are four double bedrooms, including a superb principal bedroom with a refitted en-suite shower room, and a modern family bathroom serving the remaining bedrooms.

Guide price £435,000

# 4 Durrell Drive

## Cawston, Rugby, CV22 7GW



- Detached family home in a secluded setting
- Lounge and separate dining room
- Modern family bathroom
- Sought-after location close to schools, shops and transport links
- Four double bedrooms
- Kitchen breakfast room plus utility and guest WC
- Private rear garden with patio and lawn
- Positioned down a private offshoot with just three houses
- Refitted ensuite to the principal bedroom
- Garage with electric door and driveway parking

### Entrance Hall

16'3" x 5'10" (4.96 x 1.79)

### Lounge

18'9" x 11'7" (5.74 x 3.55)

### Dining Room

10'11" x 10'7" (3.34 x 3.24)

### Breakfast Kitchen

15'10" x 10'11" (4.84 x 3.33)

### Utility Room

8'8" x 5'11" (2.66 x 1.82)

### Guest WC

5'8" x 2'10" (1.75 x 0.88)

### Bedroom One

18'0" x 15'6" (5.49 x 4.74)

### En-Suite

7'10" x 5'9" (2.39 x 1.77)

### Bedroom Two

16'6" x 8'4" (5.05 x 2.55)

### Bedroom Three

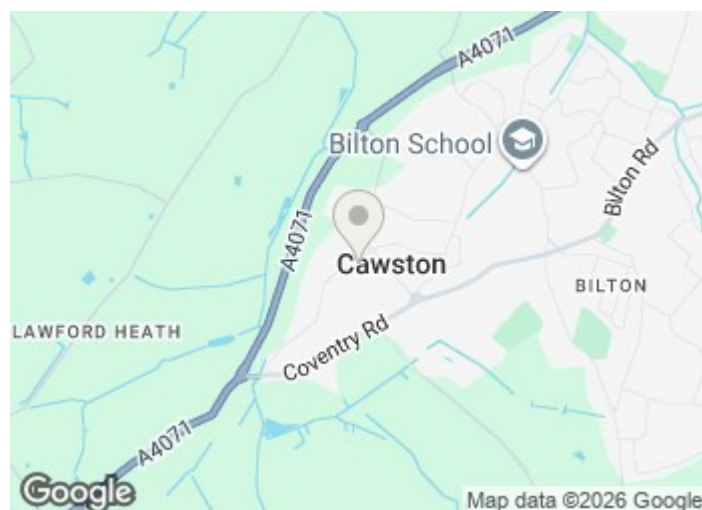
11'4" x 8'4" (3.47 x 2.55)

### Bedroom Four

11'2" x 7'10" (3.41 x 2.39)

### Family Bathroom

7'11" x 6'11" (2.42 x 2.12)



[Directions](#)



