



4 Bedroom House - Link Detached
located on Hallaton Close, Rugby
Offers Over £450,000

UP Estates



WELL PRESENTED FOUR BEDROOM LINK-DETACHED HOME |
VERSATILE LIVING SPACE | GARAGE & DRIVEWAY | SOUGHT
AFTER CAWSTON LOCATION

Beautifully presented throughout, this spacious four bedroom detached home is situated in a quiet cul-de-sac within the popular area of Cawston. Ideally located close to local amenities, Cawston Play Area, picturesque nature walks and well regarded schools including Cawston Grange Primary School and Bilton School, the property also benefits from excellent access to the A4071.

The accommodation begins with a welcoming entrance hall leading to a spacious living room and a versatile reception room, ideal as a home office, playroom or potential ground floor bedroom. To the rear, the generous kitchen diner provides an excellent space for family living and entertaining, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, there are three spacious double bedrooms and a well proportioned single bedroom. Two of the double bedrooms benefit from built in wardrobes, while the principal bedroom also enjoys a modern ensuite shower room. A spacious family bathroom completes the first floor.

Externally, the property boasts a low maintenance rear garden, providing the perfect space for outdoor dining and relaxation. To the side, a driveway offers off road parking and leads to the single garage.

This fantastic family home is ready to move straight into and occupies a desirable position in one of Rugby's most sought after residential locations.

Offers Over £450,000

- WELL PRESENTED FOUR BEDROOM LINK-DETACHED HOME
- THREE DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- VERSATILE RECEPTION ROOM/HOME OFFICE
- SPACIOUS KITCHEN DINER & UTILITY ROOM
- ENSUITE TO THE PRINCIPAL BEDROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY & SINGLE GARAGE
- WALKING DISTANCE TO CAWSTON PLAY AREA & LOCAL SCHOOLS
- EASY ACCESS TO THE A4071 & LOCAL AMENITIES





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

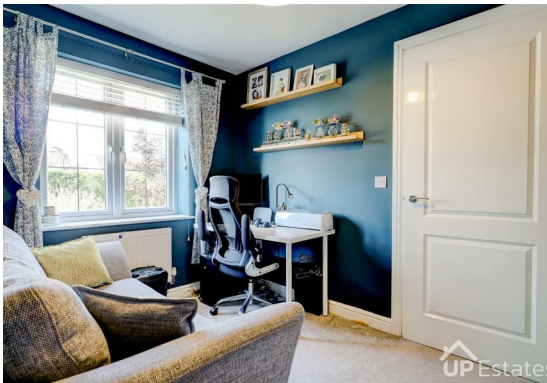
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hallaton Close, Cawston, Rugby





Total Area: 124.1 m² ... 1336 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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