



CALDECOTT

PROPERTY SALES & LETTINGS

Oldbury Close, Cawston

£360,000

3 2 1



Caldecott Property are proud to bring to the market this modern three-bedroom detached home, built by Miller Homes in 2019 and benefitting from approximately four years remaining on the NHBC guarantee.

In brief, the accommodation comprises an entrance hall, ground floor cloakroom/W.C, a spacious lounge, and an open-plan kitchen/dining room featuring an integrated elevated double oven, gas hob with extractor canopy over, integrated dishwasher, integrated fridge freezer and washing machine.

To the first floor are three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from built-in wardrobes, dressing table and an en suite shower room with a double-width shower.

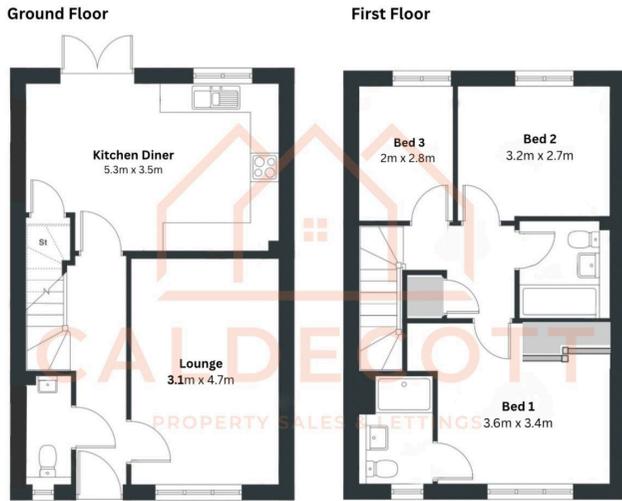
The property is fully uPVC double glazed and is centrally heated with a gas-fired combi boiler.

Externally, the property offers a corner plot of land, a small front garden, a driveway providing off-road parking for two vehicles with an electric car charging point, a garage, and good sized rear garden. The rear garden features a slabbed patio area adjoining the property, along with a lawned section and bedding to the edges.

Location

The property is situated in the highly sought-after residential area of Cawston, to the south-west of Rugby. The location provides excellent access to nearby towns including Leamington Spa and Coventry via local road networks, including the A45. Cawston itself offers a range of local amenities, including schools, shops and takeaways. Nearby Bilton provides a wider selection of facilities including shops, cafés, medical services, pubs, barbers and more.





For illustrative purposes only.
Measurements are approximate and floorplan should be used as a guide.

- Modern 3 Bed Detached Home
- En Suite to Master
- Garage & Driveway
- Open Plan Kitchen / Diner
- Great Transport Links
- Sought after Location
- Remaining NHBC Warranty
- Close to Schools
- French Doors to the Garden
- Viewing Essential



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Phone Number:

01788 221994

Email:

Hello@caldecottproperty.co.uk

Website:

www.caldecottproperty.co.uk