



47 Trussell Way, Cawston, Rugby, Warwickshire, CV22 7XX

HOWKINS &  
HARRISON

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Warwickshire, CV22 7XX

Guide Price: £315,000

Situated in the popular residential area of Cawston, this immaculate semi-detached property on Trussell Way offers a perfect blend of style and comfort. Spanning three storeys, this beautifully presented home is tastefully and stylishly decorated throughout, featuring three well-appointed bedrooms and two modern bathrooms. The ground floor boasts a spacious kitchen/diner, perfect for both casual meals and entertaining guests. To the rear of the property, you are welcomed into a tastefully decorated sitting room that exudes warmth and elegance. The first floor comprises of two inviting bedrooms, complemented by a family bathroom. The master suite occupies the second floor, offering a private retreat complete with a contemporary en-suite shower room. Outside, there is an enclosed rear garden, complete with a patio area, ideal for outdoor entertaining. Additionally, the property benefits from a garage and driveway parking.

## Features

- Sought after residential location
- Three storey
- Decorated in neutral tones throughout
- Three bedrooms, master with en-suite
- Modern kitchen/diner
- Downstairs cloakroom
- Eaves storage
- Enclosed rear garden
- Single garage and driveway parking



## Location

Cawston is ideally placed for commuters and popular with families owing to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school and a community centre which offers a wide variety of activities and local resident functions. Cawston has plenty of open space for walks including the Cawston Greenway, a former disused railway which has been turned into a nature and butterfly reserve. Primary Schooling is available at Cawston Grange Primary School with further primary schooling at Bilton Junior School and Henry Hinde School, both of which are within walking distance. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.



## Ground Floor

From under a covered story canopy, the property opens into a welcoming entrance hall with wood effect flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, including a useful storage cupboard, ideal for coats and shoes, and a downstairs cloakroom fitted with a wash hand basin and WC. The spacious kitchen/diner is situated to the front aspect and is fitted with a modern range of base and eye level units complemented by wood effect worksurfaces and metro style tiling to the walls. There is a continuation of the wood effect flooring from the hallway which also flows through into the sitting room, located to the rear elevation. Decorated in neutral tones, this delightful space is ideal for relaxing and enjoying views over the garden, with glazed French doors flooding the room with natural light.



## First Floor

To the first floor there are two well-proportioned bedrooms and the family bathroom. One room is currently used as a home office, whilst the other is used as a dressing room. The family bathroom is fitted with a modern white suite comprising of a panelled bath with a handheld shower attachment over, pedestal wash hand basin and WC. There is contemporary tiling to the water sensitive areas and attractive patterned tiling to the floor.

## Second Floor

Occupying the second floor the impressive master suite is light and airy, with built-in under eave storage and its own private shower room, comprising of a double shower enclosure, pedestal wash hand basin, WC, patterned deco tiling to the floor and Velux windows above.

## Outside

To the rear there is an enclosed rear garden, complete with a patio area, ideal for outdoor entertaining. Additionally, the property benefits from a garage and driveway parking, providing ample space for vehicles.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details. Please note the vendor of this property is connected to an employee of Howkins & Harrison.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01788-564666.

## Fixtures and Fittings

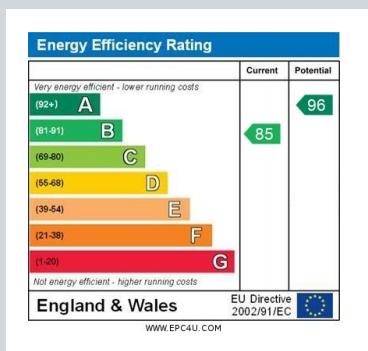
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

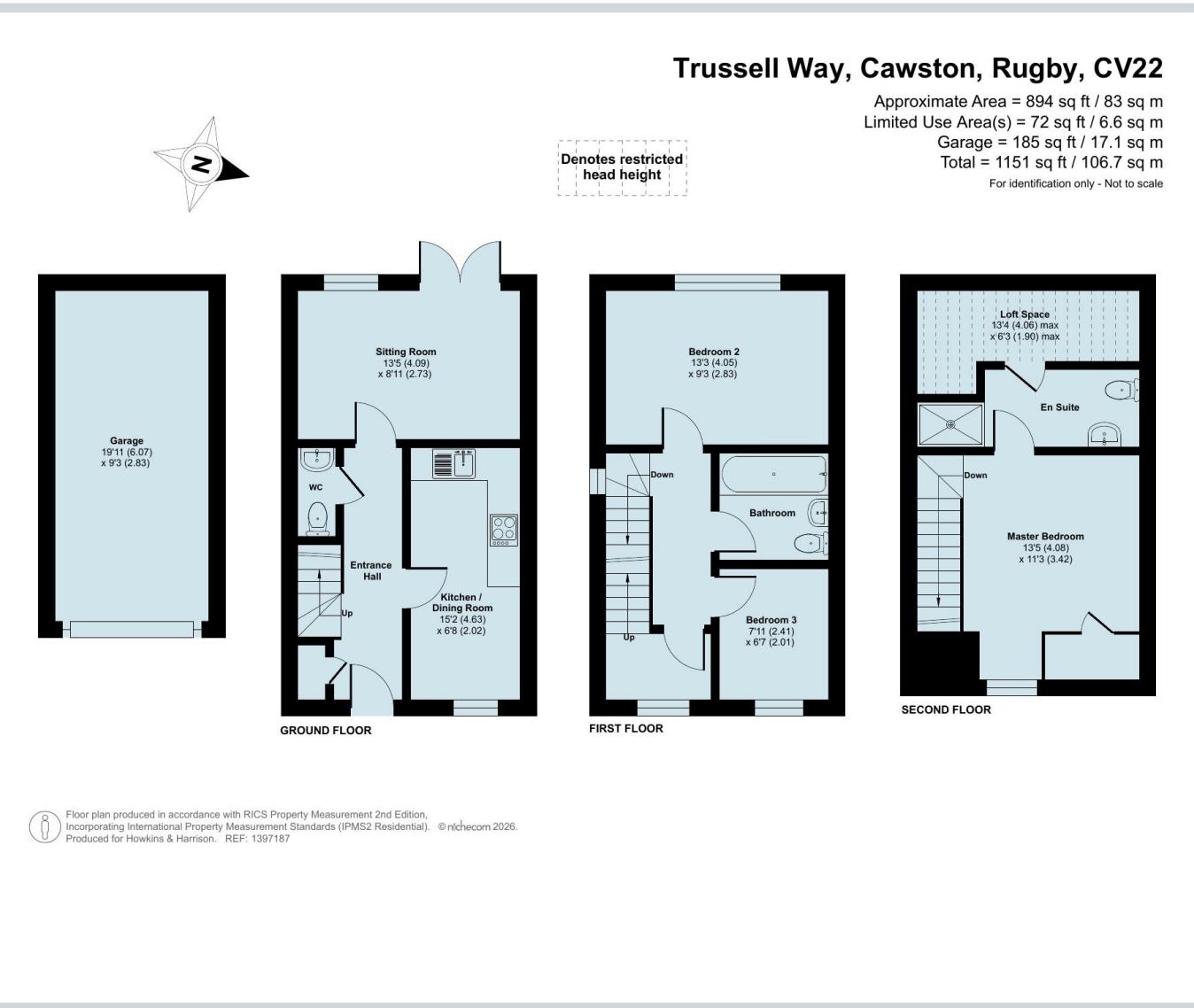
Rugby Borough Council. Tel: 01788-533533.  
Council Tax Band – D



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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