



8 Trustees Close Cawston, Rugby, CV22 7ZG

Beautiful, Modern, Three-Bedroom, Detached Home with Garage, Landscaped Garden & Solar Panels.

Situated in the ever-popular Cawston area of Rugby, this beautifully presented home offers stylish, modern living in a fantastic location. Perfectly suited to first-time buyers, young families, or those looking to upsize, the property combines generous living space with excellent transport links and everyday convenience.

To the side aspect, a tandem driveway provides off-road parking and leads to a detached single garage. The enclosed rear garden has been thoughtfully landscaped, featuring a lawn, paved patio and plenty of space for entertaining, relaxing or family life.

Inside, the welcoming entrance hall includes a convenient guest WC and leads into a bright bay-fronted lounge, creating a comfortable space to unwind. To the rear, the impressive

Offers over £375,000

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- Three-bedroom detached family home in the sought-after Cawston area
- Principal bedroom with en-suite shower room
- Beautifully landscaped, enclosed rear garden with patio and lawn
- Easy access to the M1, M6, M45 and Rugby Railway Station, with direct trains to London Euston in under 50 minutes
- Spacious bay-fronted lounge
- Contemporary family bathroom and downstairs WC
- Solar panels, gas central heating and double glazing throughout
- Modern full-width kitchen/dining room with French doors to the garden
- Tandem driveway providing off-road parking leading to a detached single garage
- Excellent access to local schools, shops, parks and everyday amenities

Entrance Hall

15'2" x 3'1" (4.64 x 0.95)

Lounge

16'3" x 10'1" (4.97 x 3.08)

Kitchen/Diner

17'5" x 9'6" (5.33 x 2.92)

Guest WC

5'9" x 2'8" (1.77 x 0.82)

Family Bathroom

6'2" x 5'9" (1.88 x 1.76)

Bedroom One

10'6" x 9'5" (3.22 x 2.89)

En-Suite

7'8" x 3'6" (2.35 x 1.08)

Bedroom Two

11'0" x 8'9" (3.37 x 2.67)

Bedroom Three

8'0" x 7'8" (2.44 x 2.34)



[Directions](#)



Floor Plan



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