



8 Brooke Lane Cawston, Rugby, CV23 9FX

Stylish modern living in a sought-after Cawston cul-de-sac

Beautifully presented throughout, this modern three-bedroom semi-detached home combines stylish interiors with a thoughtfully landscaped garden and a desirable cul-de-sac setting in Cawston, Rugby. Built in 2021, the property offers well-planned accommodation, a tandem driveway to the side and the remainder of its 10-year new-build warranty.

An inviting entrance hall, with a convenient guest WC, leads to a stylish kitchen diner, providing a sociable space for everyday meals and entertaining. Across the rear of the property, the lounge offers an attractive setting to unwind, with double French doors opening onto the garden and creating a lovely connection between indoor and outdoor living.

Upstairs, three bedrooms include a principal bedroom with its own en suite shower room, complemented by a family bathroom. Tasteful decor and contemporary presentation continue

Guide price £299,995

8 Brooke Lane

Cawston, Rugby, CV23 9FX



- Beautifully presented three-bedroom semi-detached home
- Sought-after cul-de-sac location in Cawston, Rugby
- Built in 2021 with the remainder of a 10-year new-build warranty
- Stylish kitchen diner, perfect for everyday dining and entertaining
- Rear lounge with French doors opening onto the garden
- Principal bedroom with en suite shower room
- Family bathroom and convenient ground-floor guest WC
- Landscaped rear garden with decking, lawn, paved patios and a good degree of privacy
- Tandem driveway, gas central heating and double glazing

Entrance Hall

12'4" x 3'4" (3.76 x 1.04)

Kitchen/Diner

15'2" x 8'9" (4.63 x 2.68)

Guest WC

5'3" x 2'4" (1.61 x 0.73)

Lounge

15'10" x 12'11" (4.85 x 3.95)

Bedroom One

9'0" x 8'9" (2.76 x 2.67)

En-Suite

7'1" x 4'5" (2.16 x 1.37)

Bedroom Two

8'9" x 8'6" (2.69 x 2.60)

Bedroom Three

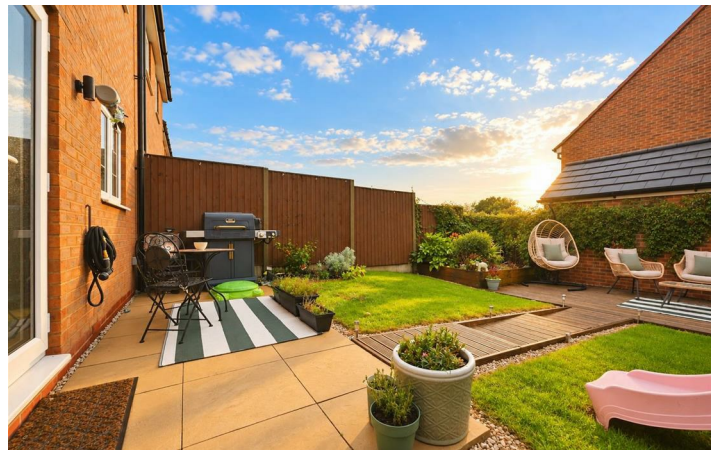
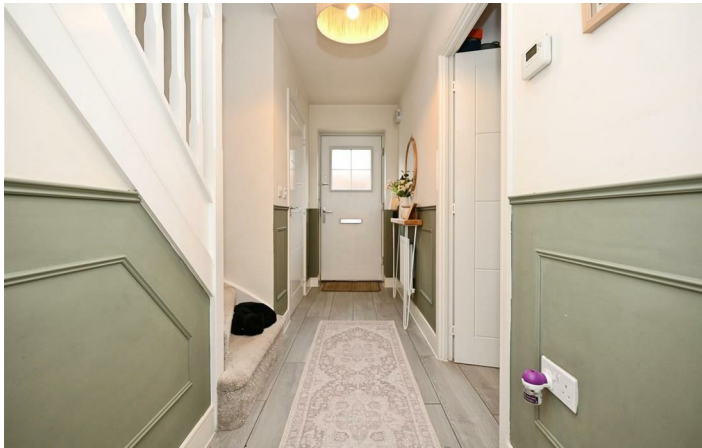
10'0" x 6'6" (3.06 x 1.99)

Bathroom

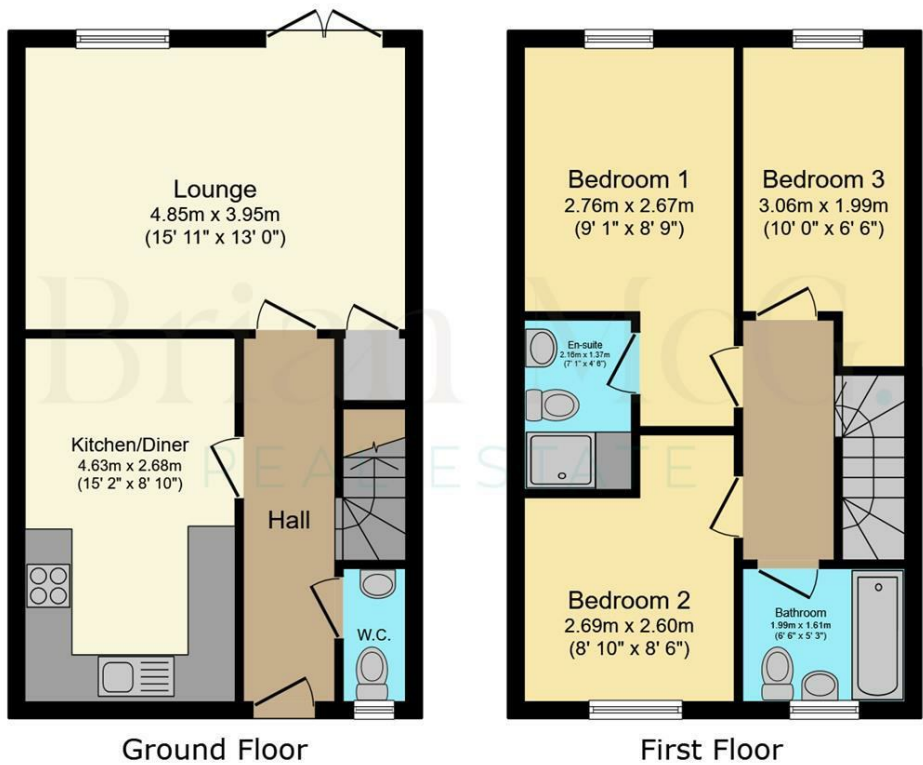
6'6" x 5'3" (1.99 x 1.61)



[Directions](#)



Floor Plan



Total floor area: 80.8 sq.m. (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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