

**9 Frewen Road  
Cawston  
RUGBY  
CV22 7UB  
£400,000**



- **FOUR BEDROOM**
- **LOUNGE**
- **GROUND FLOOR W.C. AND UTILITY ROOM**
- **SOLAR PANELS**
- **NEW BOILER AND FLOORING**

- **DETACHED FAMILY HOME**
- **KITCHEN / DINING ROOM**
- **ENSUITE SHOWER ROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This four bedroom detached family home has recently undergone a full programme of redecoration, including new flooring throughout and the installation of a newly fitted boiler. The property also benefits from upvc double glazing, radiator heating, ground floor W.C., a utility room and ensuite facilities, offering both comfort and practicality for modern family living. Solar panels help to significantly reduce household energy bills throughout the year. Positioned on a desirable corner plot, it enjoys a garage and off road parking to the rear, along with a well maintained mature rear garden that provides an inviting outdoor space.

The accommodation comprises an entrance hall leading to a spacious lounge and an open plan kitchen/dining room, with a separate utility room and W.C. completing the ground floor. On the first floor, there are four well proportioned bedrooms, including a principal bedroom with an ensuite shower room, as well as a family bathroom.

Located in the highly sought after area of Cawston, the property is ideally placed for everyday convenience, with a range of local shops, amenities and well regarded schooling close by. The area offers excellent transport links, including regular bus routes and easy access to major road networks such as the A45, M45, M1 and M6. Rugby train station is just a ten-minute drive away, providing mainline services to London Euston and Birmingham New Street, making this an excellent choice for commuters and families alike.

### **Accommodation Comprises**

Entry via partly glazed leaded light composite door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Click vinyl flooring. Doors to:

#### **Cloakroom / W.C.**

To comprise; low level w.c. and pedestal wash hand basin. Tiling to splash areas. Extractor fan. Radiator.

#### **Lounge**

20'11" x 11'5" (6.40m x 3.50m)

Window to front. Fully glazed upvc doors to rear garden. Two radiators. Feature fireplace with gas living flame fire. Coved ceiling.

#### **Kitchen / Dining Room**

20'11" x 9'6" (6.40m x 2.90m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel bowl and a half sink unit with mixer tap over. Built in double oven and microwave. Fitted hob with stainless steel extractor over. Built in fridge and freezer. Built in dishwasher. Recessed spotlights. Click vinyl flooring.

#### **Dining Area**

Window to front. Radiator. Click vinyl flooring.

#### **Utility Room**

8'10" x 6'6" (2.70m x 2.00m)

Further base units. Stainless steel sink unit. Space and plumbing for a washing machine. Tall boy cupboard. Newly fitted boiler. Radiator. Extractor fan. Tiled splashbacks. Partly glazed door to rear garden. Click vinyl flooring.

#### **First Floor Landing**

Access to loft. Linen cupboard. Radiator. Doors to:

### **Bedroom One**

12'9" x 11'9" (3.91m x 3.60m)

Windows to front and side aspects. Radiator. Built in double wardrobe. Door to:

### **Ensuite**

With suite to comprise; shower cubicle with mixer shower, wall mounted wash hand basin, and close coupled w.c. Storage cupboard. Tiling to splash areas. Heated towel rail. Tiling to all splash areas. Electric shaver point. Frosted window to front elevation.

### **Bedroom Two**

12'9" x 9'6" (3.91m x 2.90m)

Window to front aspect. Built in double wardrobe. Radiator.

### **Bedroom Three**

9'10" x 7'10" (3.00m x 2.40m)

Window to rear aspect. Radiator.

### **Bedroom Four**

8'10" x 7'10" (2.70m x 2.40m)

Window to front and side aspect. Radiator.

### **Family Bathroom**

Three piece suite to comprise; panel bath with mixer shower and shower screen, pedestal wash hand basin, and low level w.c. with concealed cistern. Heated towel rail. Inset spotlights. Extractor fan. Electric shaver point. Frosted window to rear elevation.

### **Front Garden**

Enclosed by wrought iron fencing. Shrubs. Pathway to entrance.

### **Rear Garden**

With paved patio. Pathway leading to rear of the garden. Timber summerhouse. External lighting. Cold water tap. Maturing flower and shrub borders. High level brick retaining wall. Rear pedestrian access to garage.

### **Garage**

Up and over style door. Power and light connected. Block paved parking area for one car.

### **Solar Panels**

The 4kWh system was installed October 2013

Estimated annual generation 3452 kWh

### **Agents Note**

Council Tax Band: E

Energy Efficiency Rating: B



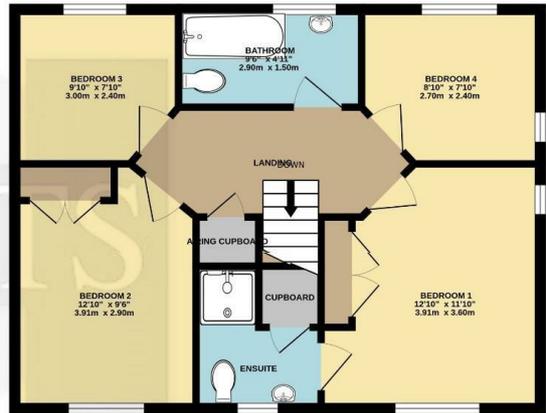




GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



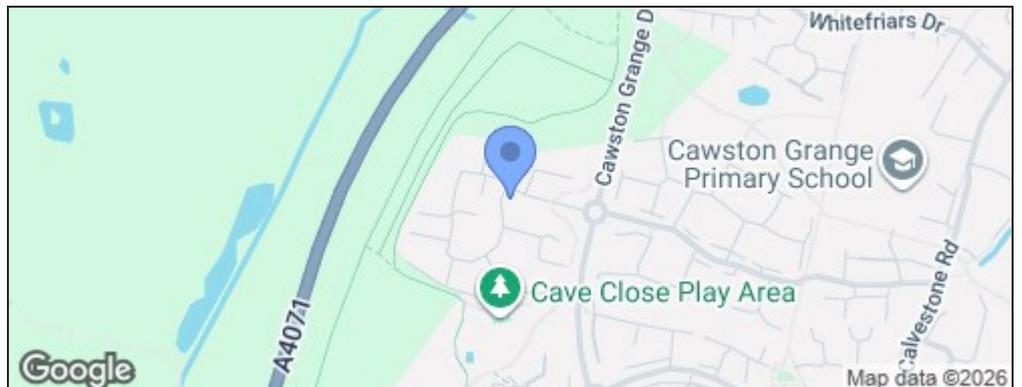
1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>82</b>



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.