



4 Bedroom House - Detached
located on Durrell Drive, Rugby
£575,000

 **UP Estates**



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME | DOUBLE GARAGE | OPEN PLAN KITCHEN DINER | AIR SOURCE HEAT PUMP & SOLAR PANELS | SOUGHT AFTER CAWSTON LOCATION

Situated in the heart of the ever popular Cawston area of Rugby, this beautifully maintained and decorated four bedroom detached home offers spacious accommodation ideal for modern family living. The property is conveniently located close to local amenities, beautiful nature trails and highly regarded schools including Cawston Grange Primary School, Bilton Infant & Junior School, Bilton High School and Rugby High Girls Grammar School. Rugby Train Station is approximately 10 minutes away, while the A4071 provides excellent transport links.

The ground floor begins with a spacious entrance hall and downstairs WC. There is also a versatile office room ideal for working from home. The spacious living room benefits from a fully functioning open fireplace and leads through to the conservatory overlooking the rear garden.

A standout feature of the home is the modern open plan kitchen diner with central island, offering an ideal space for entertaining and family life. The kitchen also benefits from garden access, while a separate utility room with side access adds further practicality.

Upstairs, the property offers four double bedrooms, with the main bedroom benefitting from fitted wardrobes and a modern ensuite shower room. A stylish family bathroom fitted with both bath and separate shower completes the first floor.

Externally, the rear garden is beautifully maintained with a partially covered patio area, lawn and additional seating space. To the front is a large garden, double garage with loft space above and off road parking for four vehicles.

Further benefits include an air source heat pump, solar panels with two battery units and an EV charging point.

£575,000

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- SPACIOUS LIVING ROOM & CONSERVATORY
- MODERN OPEN PLAN KITCHEN DINER WITH ISLAND
- SEPARATE UTILITY ROOM
- DOWNSTAIRS WC
- OFFICE / STUDY ROOM
- ENSUITE TO MAIN BEDROOM
- AIR SOURCE HEAT PUMP
- DOUBLE GARAGE WITH LOFT SPACE
- SOLAR PANELS WITH BATTERY STORAGE





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Durrell Drive, Cawston, Rugby





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