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Clement Way, Cawston
Asking Price £440,000

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Clement Way, Cawston, Rugby

Nestled in the charming area of Cawston, Rugby, this delightful four-bedroom detached house on Clement Way offers a perfect blend of modern living and comfort. Built in 2004, the property has been thoughtfully redecorated throughout, ensuring a fresh and inviting atmosphere for its new occupants. Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The well-appointed kitchen is designed for practicality and style, making it a joy to prepare meals for family and friends. The property boasts four generously sized bedrooms, including a re-fitted en suite in the master bedroom, providing a private sanctuary for rest and relaxation.

With two bathrooms in total, morning routines will be a breeze for the whole family. The house benefits from double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the good-sized garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. Parking is made easy with space for up to three vehicles, a valuable feature in this desirable location. This property is perfect for families seeking a comfortable home in a friendly neighbourhood, with local amenities and schools just a short distance away.

In summary, this four-bedroom detached house on Clement Way is a fantastic opportunity for those looking to settle in a lovely area of Rugby. With its modern features, spacious layout, and inviting garden, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful house your new home.

Entrance Hall

uPVC door provides access to the hall which is fitted with dark wood effect flooring which continues through the cloakroom and dining room.

Cloakroom/WC

The cloakroom has been refitted with a white high-gloss vanity unit incorporating an inset wash hand basin and WC.

Dining Room 12'0" x 8'5" (3.66 x 2.57)

uPVC bay window with side casements to front, Dark wood effect flooring.

Lounge 17'5" x 11'3" (5.33 x 3.43)

uPVC Double french doors leading to garden.



Kitchen / Breakfast Room 12'2" x 11'8" (3.73 x 3.56)

Fitted with a range of white wall and base units, including display cabinets and drawers, the kitchen also features laminate work surfaces, a useful breakfast bar area, plinth lighting, wood-effect laminate flooring, and a door leading to the rear. Integrated appliances include a double oven, gas four-ring hob with extractor fan above.

First Floor Landing

Bedroom One 15'1" x 12'4" (4.62 x 3.76)

uPVC double glazed dual aspect windows to front, built in wardrobes, access to newly fitted En-suite.

En Suite

Refitted in 2025 to an exceptional standard. Walk in shower with glazed screen and waterfall shower and separate hand held body shower attachment. Fully tiles. Low flush WC. Designer wash hand basin with storage under. extractor fan. Tiled floor. Heated towel rail. Window to front aspect.

Bedroom Two 13'3" x 8'5" (4.06 x 2.57)

uPVC double glazed windows to rear, built in wardrobes.

Bedroom Three 13'3" x 8'7" (4.04 x 2.64)

uPVC double glazed window to rear.

Bedroom Four 10'5" x 6'5" (3.18 x 1.96)

uPVC double glazed window to rear. Currently used as an office.

Family Bathroom

The family bathroom is fitted with a white suite comprising a P-shaped bath with glass shower screen and shower over, wash hand basin and WC. It also benefits from tiled splashback areas and attractive wood-effect plank flooring.

Garage 16'6" x 8'5" (5.05 x 2.59)

Rear Garden

Enclosed rear south facing garden, with sandstone patio that runs across the house.

Front Garden

A tarmac driveway provides parking for several vehicles in front of a single garage. To the side, there is a lawn area, set alongside a brick-built boundary wall. A side gate provides access to the south-westerly facing rear garden.

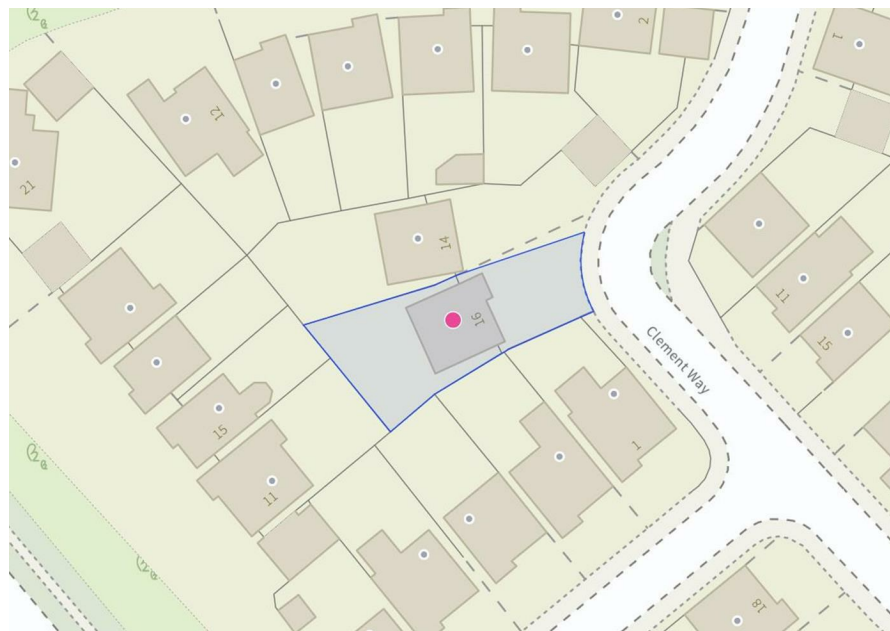
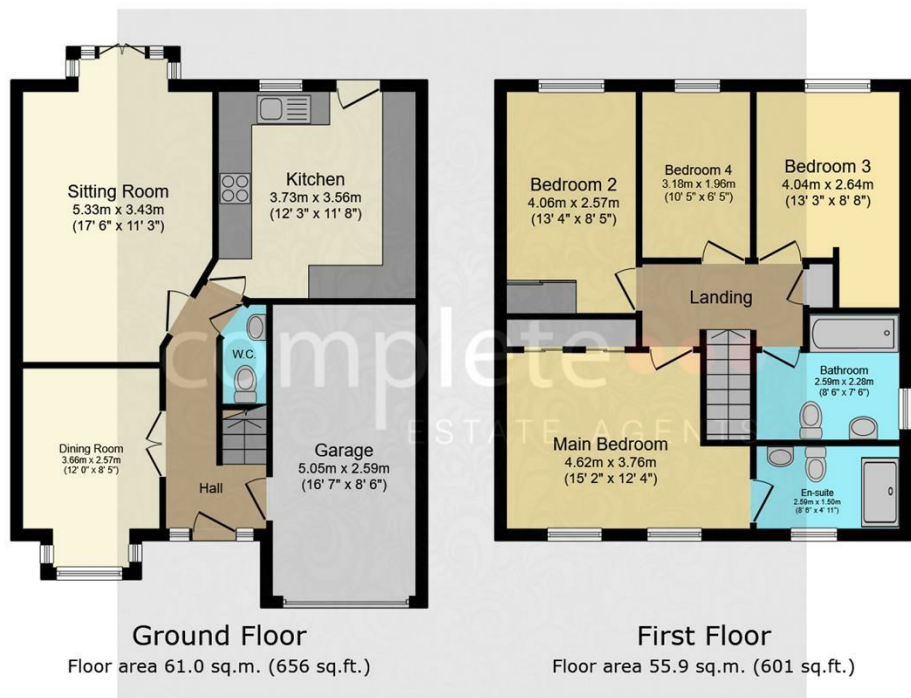


Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Total floor area: 116.8 sq.m. (1,257 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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