



## 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

Guide price £375,000

# 8 Trustees Close

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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

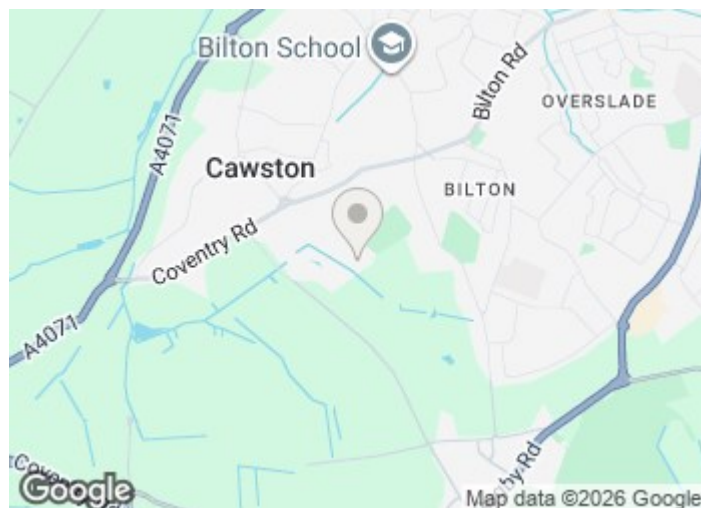
7'8" x 3'6" (2.35 x 1.08)

### 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



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](http://www.Propertybox.io)

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