



EDWARD KNIGHT
ESTATE AGENTS

13 TRUSSELL WAY, CAWSTON, RUGBY, CV22 7XU

£400,000





BRIEF DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this stunning four bedroom detached property situated in the highly desirable new built estate of Cawston. The property was built by William Davis and boasts still having 8 years remaining on its NHBC warranty as well as being close to outstanding schools and offers easy access into Rugby Town Centre, the train station and all major road networks.

The property comprises of Entrance hallway, Lounge, Study, Open plan kitchen diner family room, Guest WC, Four bedrooms with En-Suite to master, Family bathroom, Landscaped rear garden and Single garage with parking in front for two cars.



ENTRANCE HALL

LOUNGE

14' 5" x 11' 3" (4.4m x 3.44m)

STUDY

7' 6" x 6' 6" (2.3m x 2m)

GUEST WC

7' 6" x 3' 7" (2.3m x 1.1m)

OPEN KITCHEN DINER FAMILY ROOM

26' 8" x 16' 1" (8.15m x 4.91m)

UTILITY ROOM

8' 1" x 5' 8" (2.48m x 1.73m)

BEDROOM ONE

12' 7" x 11' 3" (3.84m x 3.44m)

ENSUITE

6' 5" x 4' 10" (1.97m x 1.49m)

BEDROOM TWO

11' 3" x 10' 0" (3.45m x 3.06m)

BEDROOM THREE

12' 11" x 6' 11" (3.96m x 2.12m)



BEDROOM FOUR

9' 7" x 8' 4" (2.93m x 2.55m)

FAMILY BATHROOM

8' 4" x 8' 0" (2.55m x 2.46m)







OUTSIDE

The property benefits from a fully landscaped rear garden offering, patio, decking and lawned areas, with gated access to the side which leads onto a single garage.

The single garage has an up and over door with power and lighting connected and off road parking in front for two cars.



