



Richard Hodgkinson Close, Rugby, CV22 7YG



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are delighted to offer for sale this stunning detached family home situated on one of the most recent developments in Cawston. Built by Messrs Ashberry Homes five years ago to their Dunham design and occupying a good sized plot for this age of property. Cawston is ideally located within walking distance of local shops. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a Drs surgery, post office, takeaways and a couple of well regarded public houses. The property is perfectly situated for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance. Cawston Grange is also served by well regarded schooling.

This fantastic property is presented in immaculate condition and in brief the accommodation comprises: entrance hallway, spacious lounge, gorgeous kitchen/dining room with french doors onto the garden. Fitted with a range white 'shaker' style units and wood block effect work surfaces, including integrated appliances to include fridge/freezer, dishwasher, built in double oven, hob and extractor. Completing the ground floor is a cloakroom/w.c and utility with integrated washing machine and tumble dryer.

To the first floor the generous master bedroom boasts built in wardrobes and en suite. There are two further good sized double bedrooms and the fourth bedroom is a larger than average single sized room. Finishing off the upstairs of this modern detached home is a spacious family bathroom with separate shower enclosure. The property further benefits from upvc double glazing and gas central heating, part boarded loft with pull down ladder as well as the remaining 5 years of the NHBC warranty.

Externally the enclosed rear garden is larger than average for a property of this age, mainly laid to lawn and fully enclosed by timber fencing and patio area. There's secure gated access to the driveway which provides ample parking and a single garage.

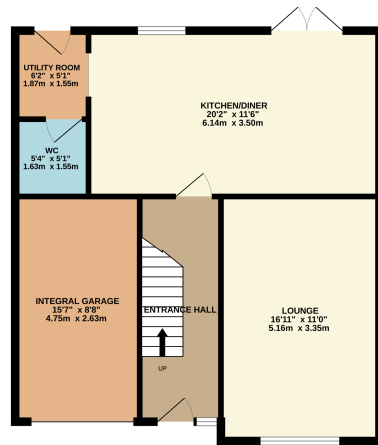
This property must be viewed to fully appreciate all it has to offer.



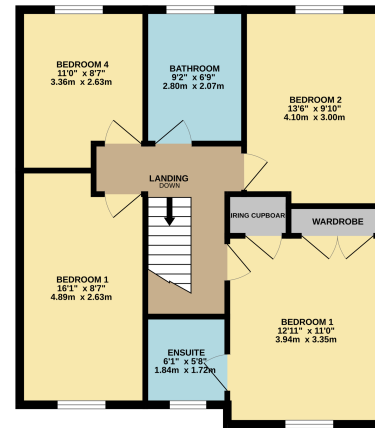
- ONLY 5 YEARS OLD
- CAWSTON
- DETACHED
- 4 GENEROUS BEDROOMS
- FAMILY BATHROOM AND EN SUITE
- KICHEN/DINER
- UTILITY AND GROUND FLOOR W.C
- SPACIOUS LOUNGE
- IMMACULATE THROUGHOUT
- ENCLOSED REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY
- REMAINDER OF NHBC WARRANTY
- EPC RATING - B



GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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