

2 RICHARD HODGKINSON CLOSE

£450,000 Freehold

CAWSTON  
RUGBY  
WARWICKSHIRE  
CV22 7YG



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached family home situated on a corner plot and located in the popular residential area of Cawston, Rugby. The property was built in 2019 and benefits from the remaining NHBC certificate, is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities situated within the immediate area to include a parade of shops and stores, hot food takeaway outlet and a sought after primary school. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the M1, M45 and A45 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has a useful under stairs storage cupboard. There are doors off to a study and ground floor cloakroom/w.c. The lounge runs front to back with a bay window and has two further dual aspect windows providing natural light. There is a superb built in entertainment centre along one wall. The kitchen/breakfast room has a built in double oven, hob with extractor over and a range of integrated appliances. There are French doors to the garden and a separate utility room with space and plumbing for appliances and door to the garden.

To the first floor, the landing has a storage cupboard and doors off to the master bedroom with dual aspect windows, built in wardrobes and benefits from an en-suite shower room fitted with a three piece white suite. There are three further bedrooms and a family bathroom fitted with a panelled bath with shower and screen over and a vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators,

Externally, to the front is a small fore garden with bushes and shrubs with a tandem driveway behind the property providing off road parking and leading to the detached garage which has a pedestrian door into the garden. There is a side garden enclosed by a brick wall which has a patio area to the immediate rear and pedestrian gate giving access to the drive. The remainder of the garden is laid to lawn with a seating area and raised borders with flower plants and herbaceous shrubs.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 127 m² (1367 ft²).

AGENTS NOTES

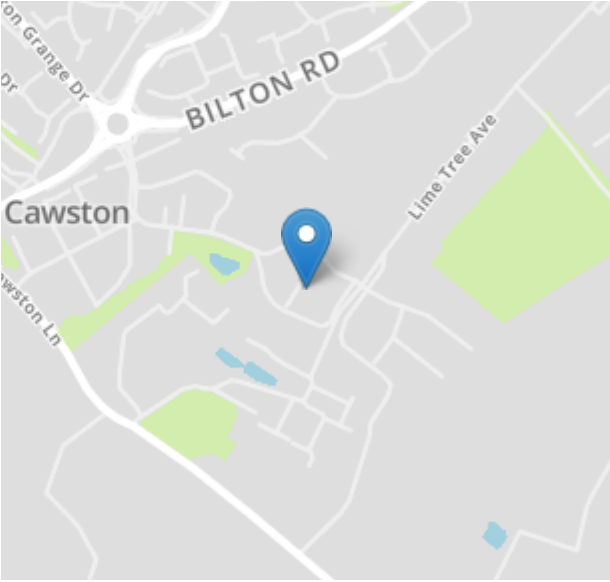
Council Tax Band 'E'.  
What3Words: ///gained.abundance.tweaked

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern Four Bedroom Detached Family Home in Popular Residential Location**
- **Lounge with Built In Entertainment Centre**
- **Kitchen/Breakfast Room with Oven, Hob and Built in Appliances, Separate Utility Room**
- **Study and Ground Floor Cloakroom/W.C.**
- **En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Side Garden, Off Road Parking and Garage**
- **Benefits from Remaining NHBC, Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 10" x 6' 8" (3.91m x 2.03m)

Lounge

23' 2" x 11' 3" (7.06m x 3.43m)

Kitchen/Breakfast Room

17' 4" x 9' 9" (5.28m x 2.97m)

Utility Room

5' 7" x 5' 0" (1.70m x 1.52m)

Study

10' 3" x 7' 5" (3.12m x 2.26m)

Ground Floor Cloakroom/W.C.

5' 0" x 4' 3" (1.52m x 1.30m)

First Floor

Landing

10' 7" maximum x 6' 1" maximum (3.23m maximum x 1.85m maximum)

Bedroom One

13' 3" x 11' 6" (4.04m x 3.51m)

En-Suite Shower Room

7' 6" x 4' 6" (2.29m x 1.37m)

Bedroom Two

13' 10" maximum x 12' 2" (4.22m maximum x 3.71m)

Bedroom Three

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom Four

9' 9" maximum x 9' 7" (2.97m maximum x 2.92m)

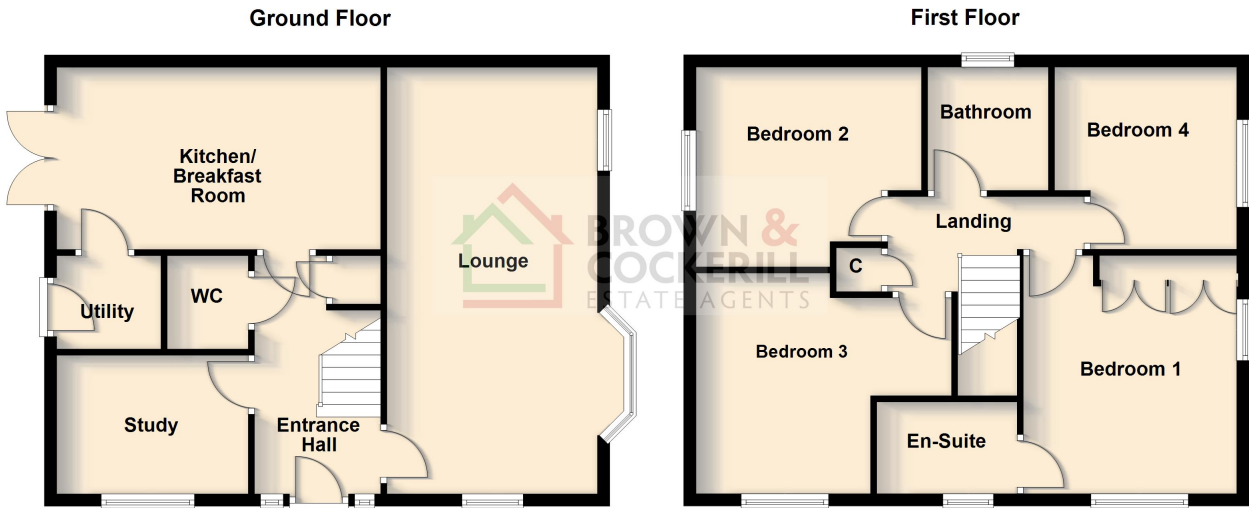
Family Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

Externally

Detached Garage

FLOOR PLAN



**IMPORTANT INFORMATION**  
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.