



Diggs Close, Cawston, Rugby, CV23 9FY



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this immaculate semi detached property situated on one of the more recent developments in Cawston. Built by Lindon Homes just over 6 years ago and occupying a prominent corner plot. 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 fabulous property is presented in excellent condition having been beautifully maintained by the current owners. In brief the accommodation comprises: entrance hallway with cloakroom/W.C, spacious lounge with dual aspect windows and a fantastic kitchen/diner with French doors leading onto the garden. The kitchen has been fitted with contemporary grey units with integrated appliances to include dishwasher, fridge/freezer, built in oven, gas hob and extractor. Completing the ground floor is a handy utility with under stairs storage cupboard, plenty of space for an extra freezer, built in larder area and integrated washing machine.

To the first floor the well proportioned master bedroom benefits from an en suite shower room, there are two additional double bedrooms and good sized family bathroom. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the partly walled rear garden is larger than average for a property of this age. Landscaped to provide a low maintenance garden laid with artificial lawn, paved patio area perfect for outdoor entertaining and gated access to the driveway and garage.

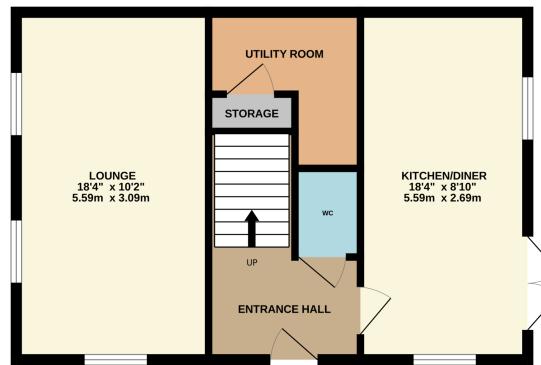
Early viewing is strongly recommended.



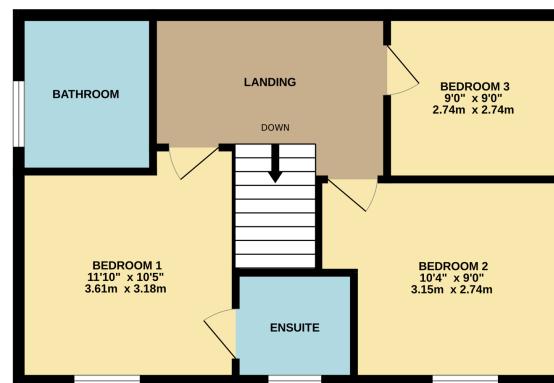
- SEMI DETACHED
- CAWSTON
- CORNER PLOT WITH GARAGE AND DRIVEWAY
- KITCHEN/DINER
- SMALL UTILITY & CLOAKROOM/W.C
- THREE DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- SPACIOUS DUAL ASPECT LOUNGE
- LANDSCAPED REAR GARDEN
- EPC - B



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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 fixtures 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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