



Trussell Way, Cawston, Rugby, Warwickshire, CV22

Asking Price £275,000

Built by William Davis Developments in 2019, Trussell Way is a contemporary, semi detached, 3 bedroom family home set on a popular and private development to the west of the desirable market town of Rugby.

Set over two floors, and with a large rear garden, open plan living, and off street parking, this exceptional home offers flexible modern living with accommodation extending to roughly 900 sq ft.

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

Winkworth



DESCRIPTION

Upon entering the property a generous entrance hallway, provides access to the living room and kitchen as well as a downstairs cloakroom/WC. The kitchen is large and boasts front aspect windows which provides an abundance of natural light. There are integrated appliances, fridge/freezer and gas hobs, as well as plenty of counter top space, ideal for amateur chefs.

The living room/diner is the perfect entertaining space with a gas effect fireplace and a contemporary feel to compliment the views over the garden from the large windows and french doors leading onto the terrace. There is additional storage in the under stairs cupboard.

The three bedrooms are all located on the first floor. Both the master and principal guest room are large double bedrooms, with storage options. The third bedroom, which is currently used as a study, could be altered to become a comfortable child's bedroom. The contemporary family bathroom has a bath and shower and is located off the landing.

Externally, a large rear garden has been sectioned into three areas, of turf, terrace and shingle and suits family living and entertaining. There is a driveway to the side of the house with off street parking for two cars.

AT A GLANCE

Council Tax: Band C

Local Authority: Rugby District Council

Broadband: Ultrafast Broadband Available
(Checked on Ofcom Oct 24)

Mobile Coverage: Limited/Likely Coverage
(Checked on Ofcom Oct 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold

Score	Energy rating	Current	Pot
92+	A		
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCATION

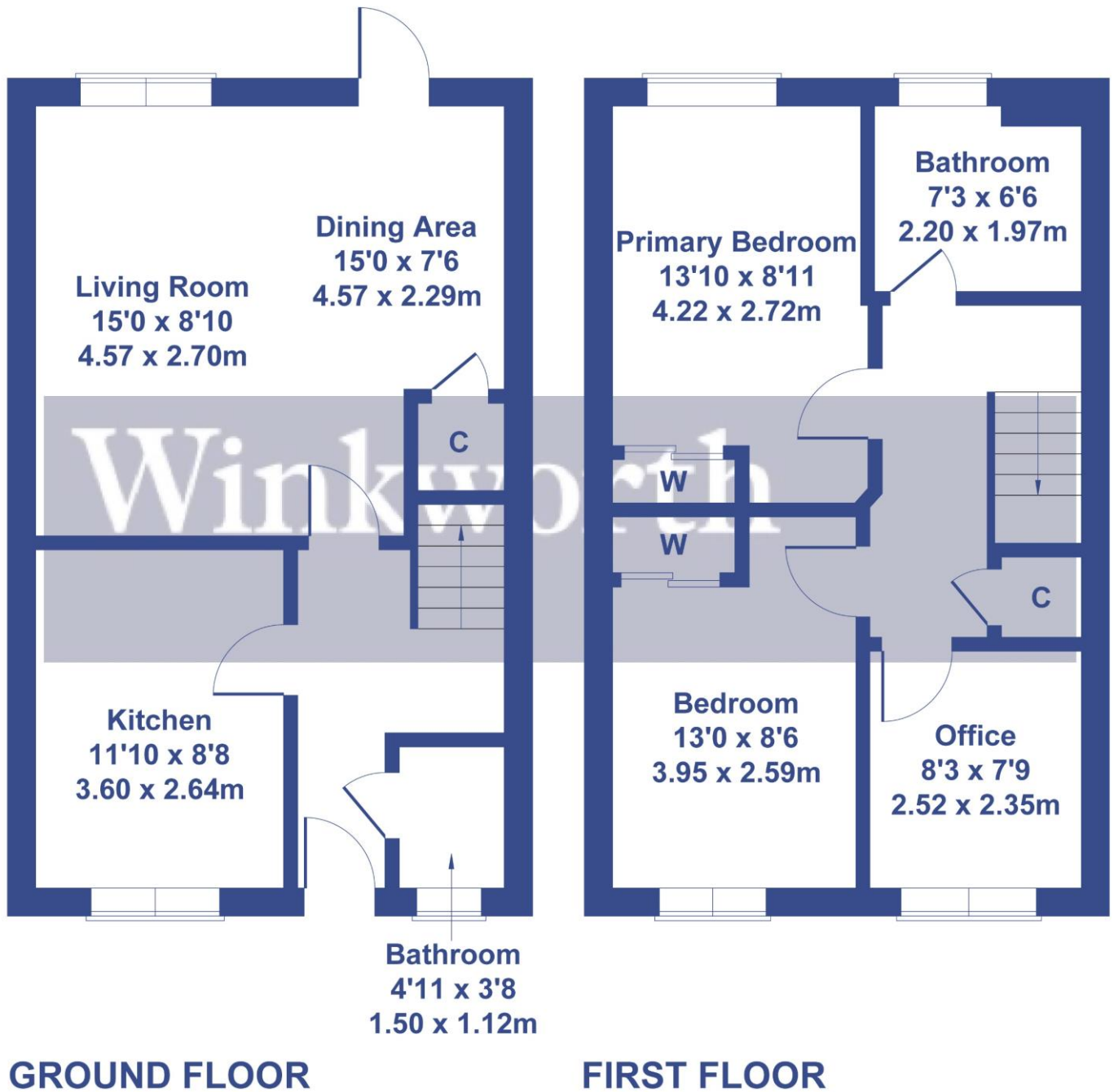
Located just a 10 minute drive from the centre of Rugby (2.8 miles) and 18 minutes from the thriving town of Coventry (10.1 miles), Trussell Way's central location has proven incredibly popular with families and commuters, looking to take advantage of the local countryside, shops and restaurants.

Cawston has a range of good local schools, including Cawston Grange Primary School (1 mile), Bilton School (1.5 miles) and Rugby High School (1.8 miles). The historic Rugby School (2.9 miles), and nearby Princethorpe College (6.8 miles) are popular private alternatives.

Rugby Train Station (3.8 miles) provides a direct service to London Euston (56 minutes) and Birmingham New Street (31 minutes), while Birmingham International Airport is a 35 minute drive (21 miles) and offers a multitude of international and domestic destinations.

31 Trussell Way

Approximate Gross Internal Area
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX- Band C

LOCAL AUTHORITY - Rugby District Council

LEASE- Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.