



Alicia Close, Cawston, Rugby CV22 7GT  
Offers In Excess Of £460,000

**archerbassett**  
LETTINGS AND SALES

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION IN CAWSTON
- MODERN OPEN PLAN KITCHEN/DINER
- ORANGERY/SUNROOM
- EN-SUITE SHOWER ROOM
- NO ONWARD CHAIN
- RECEPTION ROOM WITH BAY FRONTED WINDOWS
- UTILITY ROOM AND DOWNSTAIRS W/C
- FAMILY BATHROOM
- DOUBLE GARAGE & TWO PARKING SPACES

Nestled in the charming neighbourhood of Cawston, Rugby, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. Built in 1999, the property spans an impressive 1,313 square feet and is enhanced by gas central heating and double glazing throughout.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge featuring a lovely fire. The heart of the home is undoubtedly the beautifully presented modern fitted breakfast kitchen, which comes equipped with a built-in double oven, as well as an integrated fridge and freezer. Adjacent to the kitchen, a separate utility room and cloakroom add to the practicality of the space. One of the standout features of this property is the stunning sun room/orangery, which has been thoughtfully extended to overlook the south-facing garden. With bi-folding doors, this versatile additional room can be enjoyed throughout the year. The first floor comprises three generously sized double bedrooms, alongside a single fourth bedroom that can also serve as a study. The main bedroom benefits from an en-suite, providing a private retreat for relaxation. Outside, the property boasts well-maintained gardens to both the front and rear, offering ample space for outdoor activities. A double garage further enhances the appeal of this home, providing secure parking and additional storage. This property is an ideal choice for families seeking a spacious and well-appointed home in a desirable location. Don't miss the opportunity to make this lovely house your new home.

