



**Connells**

Tene Close  
Cawston Rugby

Tene Close  
Cawston Rugby CV22 7ZA

for sale offers in the region of  
**£465,000**



### Property Description

**\*\*\*EXCEPTIONAL DETACHED HOME IN A SOUGHT AFTER AREA\*\*\***

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must home!

Connells are delighted to bring to market the opportunity to acquire this well presented and modern, four bedroom detached property on Tene Close in Cawston, Rugby. In brief, this property comprises of; entrance hall, downstairs cloakroom, family lounge, modern open plan kitchen/diner, utility room, four double bedrooms with en suite to the master, family bathroom and an integrated single garage. Externally, there is a generous front & rear garden and allocated off road parking to the front. This property also benefits from gas central heating and double glazing.

Cawston itself is a highly sought after area which is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway, and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.



## Approach

The property is set back from a quiet and peaceful road. There is a front lawn, shrubs and a driveway to front for approximately two vehicles. The main entrance door leads onto;

## Entrance

A welcoming entrance hall with stairs rising to the first floor landing and access doors to the ground floor reception rooms.

## Lounge

A spacious, bright and airy family lounge featuring upgraded flooring and a window to the front aspect.

## Kitchen/Diner

A modern fitted kitchen/diner featuring a range of wall and mount base units, with integrated appliances including; double oven, four gas hob and extractor fan, fridge freezer and dish washer. There is also space for a dining table, spotlights, double doors leading to the rear garden and window to the rear aspect.

## Utility Room

Utility room off the kitchen/diner, featuring appliance space for a washing machine and tumble dryer, sink & drain, storage units, plus a door and window to the side aspect.

## Garage

An integrated versatile garage occupying a useful space for a vehicle or storage. With great potential to be converted into an ideal home office, gym, additional reception room and much more.

## Landing

First floor landing with a built in water tank/storage cupboard, loft hatch providing loft access, and window to the front aspect.

## Bedroom One

A spacious master bedroom featuring a built in wardrobe and window to the rear aspect.

## En Suite

En suite off the master bedroom, with a walk in shower, low level WC, sink and window to the side aspect.

## Bedroom Two

Featuring a built in wardrobe and window to the front aspect.

## Bedroom Three

Featuring a built in storage cupboard, and window to the front aspect.

## Bedroom Four

Featuring a built in wardrobe and window to the rear aspect.

## Bathroom

With a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the rear aspect.

## Rear Of Property

A good size and well maintained rear garden laid to lawn with side accessibility.

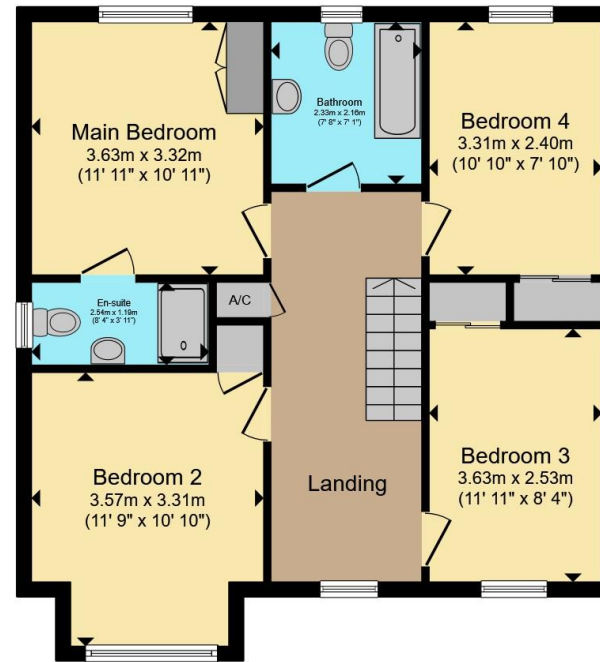








**Ground Floor**



**First Floor**

Total floor area 135.0 m<sup>2</sup> (1,453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: C Council Tax Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107805](http://connells.co.uk/Property/RBY107805)**



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