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Elborow Way, Cawston

Asking Price £340,000

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Elborow Way, Cawston, Rugby

Complete are proud to present this nearly new, four-bedroom semi-detached home, situated on Elborow Way in the popular area of Cawston, Rugby.

Built in 2019, the property offers approximately 1,119 sq ft of well-planned accommodation, making it ideal for families or buyers looking for generous living space.

Upon entering, you are welcomed by a reception room providing a versatile space for relaxing or entertaining. The property further benefits from four spacious bedrooms and three well-appointed bathrooms, offering excellent accommodation for families or guests.

Externally, the home benefits from parking for up to three vehicles, a valuable feature for households with multiple cars.

Situated within the desirable Cawston area, the property enjoys a convenient balance of suburban tranquillity and access to local amenities. With its modern construction and practical layout, this is a fantastic opportunity for buyers seeking a ready-to-move-into family home.

Early viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Doors to Kitchen/Diner, Living Room and downstairs WC.

Living Room 11'0" x 16'2" (3.37m x 4.93m)

uPVC double glazed French doors to the rear aspect, uPVC double glazed window to the rear aspect, under-stairs storage cupboard.

Kitchen/Diner 9'2" x 13'7" (2.80m x 4.15m)

A well-presented kitchen fitted with a range of wall and base mounted units, complemented by wood-effect work surfaces and tiled flooring. The kitchen benefits from a four-ring gas hob with extractor hood above, integrated oven, stainless steel sink with drainer and mixer tap, and space for additional appliances. A double-glazed window to the rear aspect provides natural light.





Downstairs WC 2'11" x 5'6" (0.89m x 1.69m)
Fitted with a low-level flush WC and pedestal wash hand basin with mixer tap. The room benefits from a uPVC double-glazed window to the front aspect.

Bedroom Two 9'3" x 12'2" (2.83m x 3.72m)
uPVC double glazed window to the front aspect, built in wardrobes on the rear wall.

Bedroom Three 9'3" x 10'6" (2.82m x 3.21m)
uPVC double glazed window to the rear aspect.

Bedroom Four 6'7" x 9'1" (2.01m x 2.79m)
uPVC double glazed window to the rear aspect.

Family Bathroom 5'6" x 6'7" (1.70m x 2.01m)
Fitted with a panelled bath with an overhead shower, pedestal wash hand basin with mixer tap, and low-level WC. The room benefits from a uPVC double-glazed window to the front aspect.

Landing

Main Bedroom 9'6" x 15'8" (2.91m x 4.78m)
uPVC double glazed window to the front aspect, door to En-Suite, built in wardrobes to the rear wall.

En-Suite
A well-presented shower room comprising a fully enclosed shower cubicle with glass sliding door and wall-mounted shower attachment, pedestal wash hand basin with mixer tap and low-level WC. Further benefiting form a chrome heated towel rail, tiled flooring and complementary tiled splashbacks.

Garage

Front Garden
Parking is provided to the side of the property for up to three vehicles, including the garage.

Rear Garden
The rear garden is enclosed by timber fencing and features a garage to the side. Wooden decking is situated at the lower end of the garden.







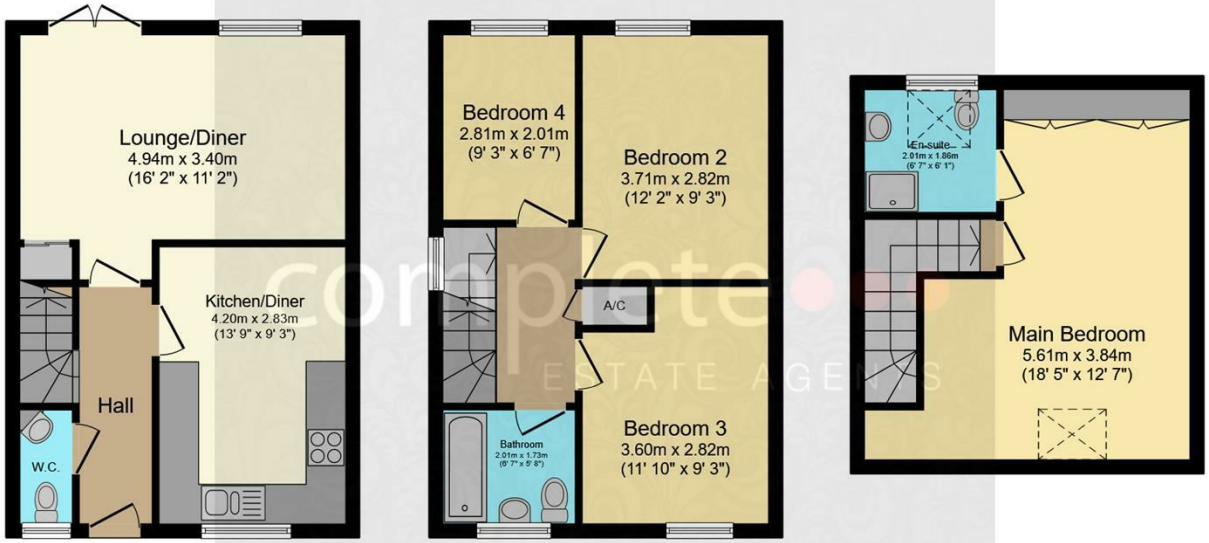
About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





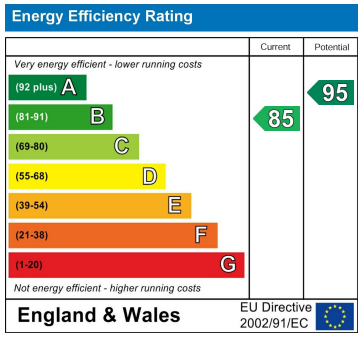


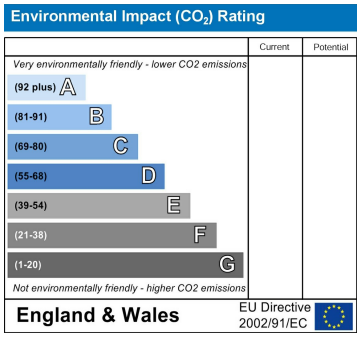


Total floor area: 105.3 sq.m. (1,086 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







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