Scan me to get a detailed property report & valuation on your house!



Richard Walker Way, Cawston

Offers Over £435,000

complete ESTATE AGENTS

Richard Walker Way, Cawston, Rugby

Complete Estate Agents are proud to introduce this stunning detached home on Richard Walker Way in Cawston, Rugby. Built in 2018 by Bellway Homes, it offers a perfect blend of modern living and everyday comfort, with a contemporary design that is both stylish and highly functional – an ideal choice for family life.

The property features two modern bathrooms and a ground floor WC, all designed with busy households in mind. Set within a peaceful neighbourhood, it suits buyers who value a tranquil setting while still benefiting from easy access to local amenities and transport links.

Parking is well catered for, with space for up to three vehicles, adding to the practicality of the home for families and visiting guests. Reflecting the quality of recent construction, this house combines thoughtful layout, modern finishes and energy-efficient design from the last decade. 2 years remaining NHBC Warranty!

If you are looking for a spacious family home that brings together style, comfort and a prime Cawston location, this property on Richard Walker Way is certainly worth viewing. It presents an excellent opportunity to settle in a vibrant and well-regarded community in Rugby.

ENTRANCE HALL 6'9" x 18'0" (2.06m x 5.49m)

GROUND FLOOR WC 2'11" x 5'1" (0.89m x 1.55m)

LIVING ROOM 10'0" x 15'10" (3.05m x 4.83m)

OPEN PLAN KITCHEN/DINING 12'0" x 27'7" (3.68m x 8.41m)

MASTER BEDROOM 15'1" x 13'8" (4.62m x 4.17m)

EN SUITE SHOWER ROOM 7'1" x 5'8" (2.16m x 1.73m)

BEDROOM TWO 13'8" x 9'10" (4.17m x 3.02m)





BEDROOM THREE 9'10" x 11'6" (3.02m x 3.53m)

BEDROOM FOUR 9'10" x 7'10" (3.02m x 2.39m)

FAMILY BATHROOM 6'11" x 6'2" (2.13m x 1.88m)

GARAGE

GARDEN

Rugby Borough Council

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

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.

LOCATION Cawston is a highly sought-after residential area, particularly popular among families and commuters due to its excellent connectivity and well-established community infrastructure. The area offers easy access to major transport links, including convenient road networks and a regular local bus service, making it an ideal base for those needing to commute to nearby towns and cities.

At the heart of Cawston, residents enjoy a wide array of local amenities including shops, cafes, and essential services, all contributing to a vibrant and self-sufficient community. The area is also known for its abundance of green open spaces, providing ample opportunity for outdoor recreation, dog walking, and family activities. Several well-maintained children's play parks are dotted throughout the neighbourhood, enhancing its appeal for young families.

The nearby village of Bilton, within comfortable walking distance, offers an even broader selection of amenities







including shops, restaurants, and additional leisure facilities.

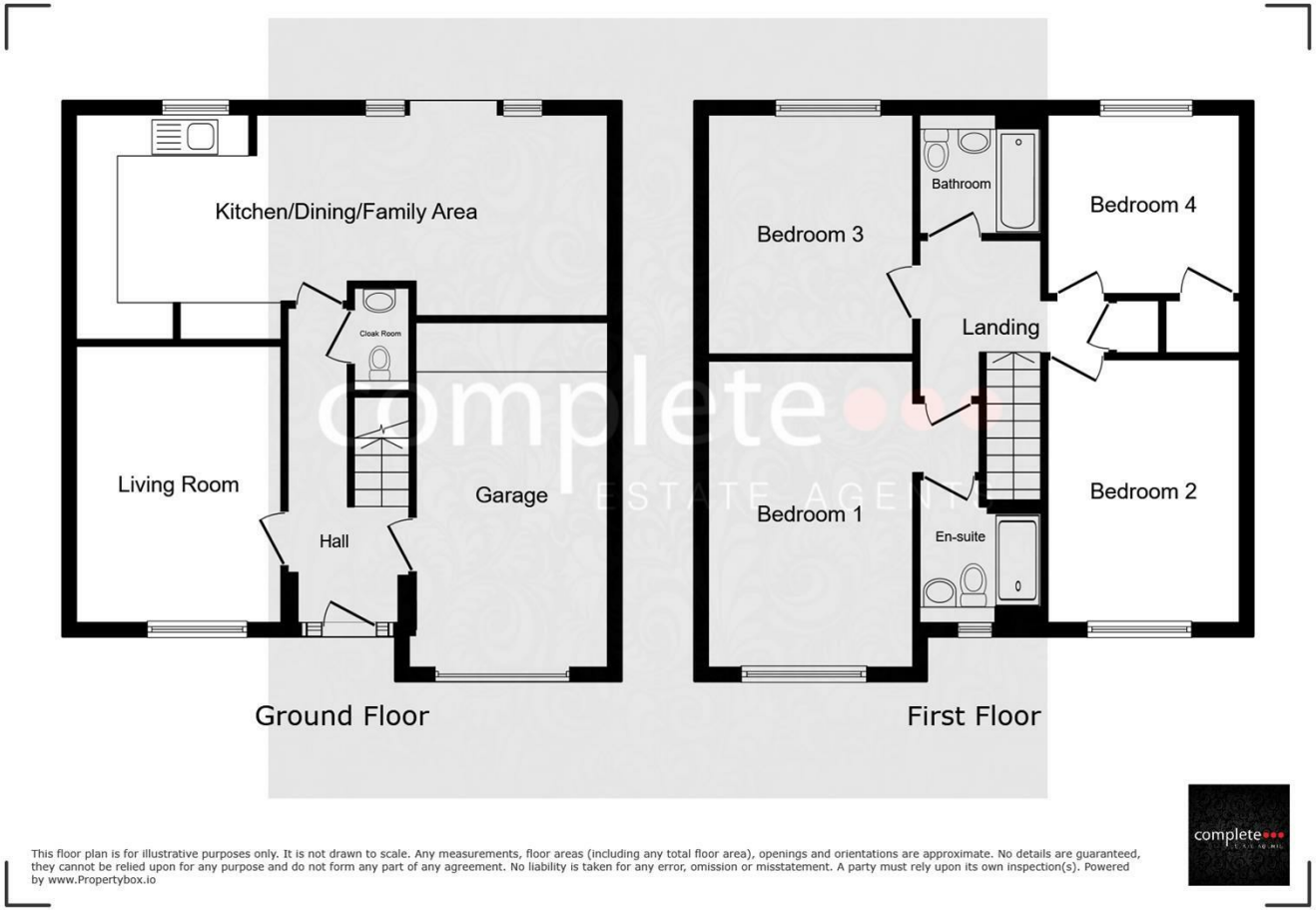
Educational provision in Cawston is excellent, with Cawston Grange Primary School serving the immediate area. Further primary education options include Bilton Junior School and Henry Hinde Infant and Junior Schools,

all within walking distance. For secondary and independent schooling, the wider Rugby area offers an impressive selection of both state and private institutions. These include the highly regarded Rugby High School for Girls, Lawrence Sheriff School, Bilton Grange Preparatory School, Princethorpe College, and the prestigious Rugby School-one of the most renowned independent schools in the UK.



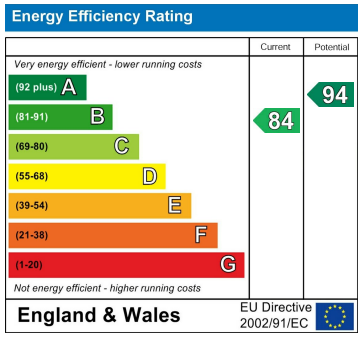


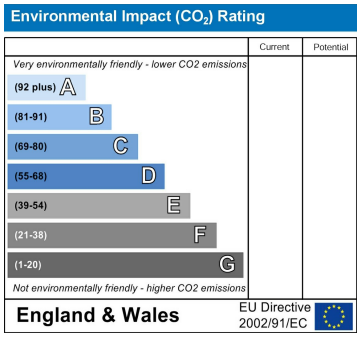




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ESTATE AGENTS