



12 Sigwels Road

Cawston, Rugby, Warwickshire, CV22 7XF

Guide Price £359,950

Beautifully presented, modern, four bedroom detached property situated in the sought after area of Cawston.

Boasting a driveway, garage, enclosed rear garden, entrance hall, guest WC, lounge, stunning kitchen/diner/family room, utility room, family bathroom, and en-suite to master bedroom. DBLG/GCH.



Property Features

- Modern Detached
- Four Bedrooms
- Entrance Hall & Guest WC
- Lounge
- Kitchen/Diner/Family Room
- Utility Room
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Beautifully Presented

Full Description

This attractive modern detached property offers high specification and stylish living accommodation over two floors and enjoys a superb location in the highly sought after Cawston area with it's wide range of shops, amenities and very well regarded primary schooling.

The property boasts a plot with ample off road parking provided by the tandem driveway and garage to the side aspect, and well maintained front and rear gardens.

The living accommodation comprises in brief of an entrance hallway, guest WC, lounge, stunning open plan fitted kitchen/diner/family room, and a utility room on the ground floor.

The first floor features a landing area, four bedrooms, a family bathroom, and en-suite facilities to the master bedroom.

This property offers ready to move into accommodation, and further benefits from high specification upgrades including granite work surfaces and ceramic tiling, UPVC double glazing and gas central heating to radiators.

Viewing is essential to fully appreciate all this outstanding property has to offer.

Ground Floor

Entrance Hall

Guest WC

Lounge L:16'4" W:11'9"

Kitchen/Diner/Family Room L: 12'5" W:25"

Utillity Room L:6'4" W:5'8"

First Floor

Landing

Bedroom One L:14'7" W:11'10"

En-Suite

Bedroom Two L:12'5" w:9'2"

Bedroom Three L:11'2" W:9'10"

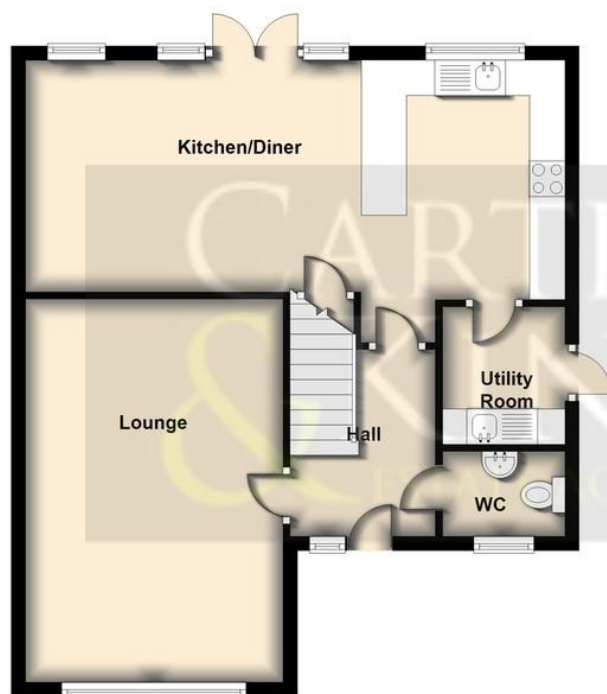
Bedroom Four L:7'5" W:9'1"

Bathroom

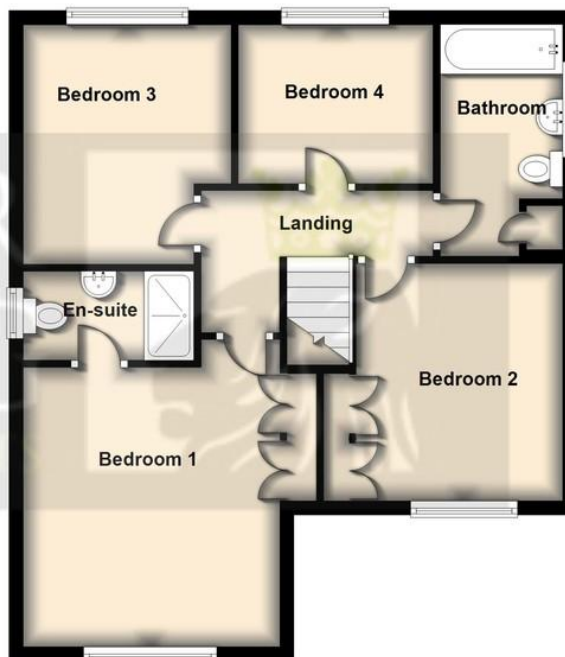




Ground Floor



First Floor



Dimension approximate for display purposes only
Plan produced using PlanUp.

Sigwels Road, Rugby



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.