

Alicia Close, Cawston, Rugby CV22 7GT

Offers In Excess Of £460,000

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.

### Entry

4'1" x 3'4" (1.26 x 1.03)

UPVC double glazed door on entrance to porch, laminated flooring with fitted chair mat and lighting.

### Entrance Hall

4'0" x 4'7" (1.24 x 1.42)

UPVC double glazed door closing off the porch, laminated flooring, single radiator, alarm key pad with security sensor, doorbell box and carpeted stairs leading to the first floor.

### Lounge

13'1" x 15'7" (4.0 x 4.77)

UPVC double glazed bay window to front aspect, laminated flooring, electric fire, wall lighting, double radiator, heating thermostat, archway and serving hatch to the kitchen.

### Open Plan Kitchen/Living Area

29'2" x 9'3" (8.90 x 2.83)

UPVC double glazed French doors to Orangery/Sun room, two UPVC double glazed windows to rear aspect, laminated flooring to dining area along with tiled flooring to kitchen, three anthracite flat panelled vertical radiators, fitted breakfast table along with a modern fitted flat panelled kitchen to include integrated full length fridge, full length freezer, integrated NEFF electric oven, integrated NEFF microwave, modern NEFF chimney hood, five ring gas hob, single bowl sink with mixer tap and drainer. Storage/Pantry area with internal access to the double garage.

### Sun Room/Orangery

8'6" x 18'4" (2.61 x 5.60)

A perfect space for relaxation with laminated flooring, feature beams, double radiator, bi-folding doors opening up to the garden and two Velux windows.

### W.C.

5'1" x 3'8" (1.56 x 1.13)

Obscured glass UPVC double glazed window to side aspect, single radiator, tiled flooring, low level W/C and pedestal hand wash basin.

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### Utility

5'1" x 5'1" (1.55 x 1.57)

UPVC double glazed door to the rear garden, tiled flooring, modern fitted units with housing for a washing machine and tumble dryer, Suprima boiler and extractor fan.

### Landing

9'10" x 2'7" (3.02 x 0.79)

Wall to wall carpeted, banister to stairway, spacious attic with easy access through hatch on landing ceiling with pull down ladder and smoke detector.

### Bedroom One

13'1" x 11'5" (4.0 x 3.5)

UPVC double glazed window to front aspect, laminated flooring, single radiator, wall lighting, storage cupboard housing Center hot water cylinder.

### En-Suite

5'10" x 5'3" (1.78 x 1.62)

Obscure glass UPVC double glazed window to front aspect, vinyl flooring, single radiator, low level W/C, vanity unit mounted hand wash basin, shower encloser with mixer shower, electrical shavers socket and extractor fan.

### Bedroom Two

8'8" x 14'0" (2.66 x 4.28)

UPVC double glazed window to front aspect, laminated flooring and a single radiator.

### Bedroom Three

9'3" x 11'3" (2.84 x 3.43)

UPVC double glazed window to rear access, laminated flooring and a single radiator.

### Bedroom Four

8'7" x 8'7" (2.64 x 2.64)

UPVC double glazed window to rear aspect, laminated flooring and a single radiator.

### Bathroom

6'9" x 6'2" (2.06 x 1.89)

Obscure glass UPVC double glazed window to rear aspect, vinyl flooring, electric shavers socket, double radiator, Vanity unit mounted hand wash basin, low level W/C, panelled bath with mixer taps and rainfall shower head.

### Garage One

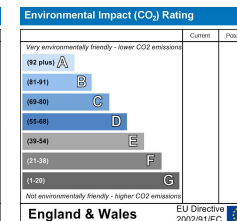
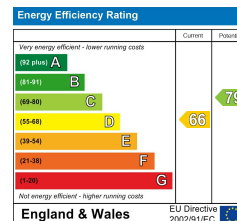
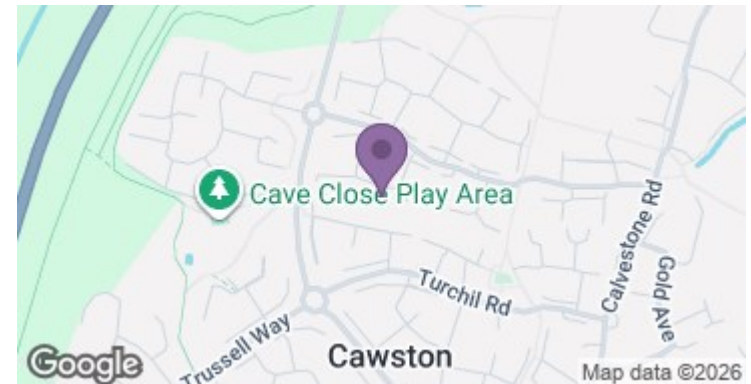
8'5" x 17'6" (2.57 x 5.34)

Open plan double garage with concrete flooring, 2 x up and over garage doors along with an access door to the rear garden and internal access through the pantry in to the kitchen. Electric lighting and sockets available, also additional storage in roof space with easy access through hatch in garage ceiling

### Garage Two

8'6" x 17'6" (2.61 x 5.35)

Open plan double garage with concrete flooring, 2 x up and over garage doors along with an access door to the rear garden and internal access through the pantry in to the kitchen. Electric lighting and sockets available.



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