

58 Shaughnessy Way
Houlton, Rugby
CV23 1AU







58 Shaughnessy Way

£485,000

Entrance Hall

On entering, the hallway provides a bright, welcoming space featuring grey tiled flooring. Doorways lead off to the kitchen, lounge/diner, and w/c, while the hallway's layout allows for a smooth flow through the ground floor.

WC

A well-equipped ground floor cloakroom featuring a close-coupled WC and a small washbasin. The walls are decorated with teal paint above white tiling, giving a fresh and clean appearance.

Living Room

A bright and spacious living room with large square bay window that floods the room with natural light. The room is perfect for family entertaining creating a warm and inviting space.

Dining Kitchen

A modern dining kitchen combining a stylish cooking area with a dining space. It features sleek white cabinetry paired with a light grey worktop island that doubles as a breakfast bar with seating for three. The kitchen is enhanced by a striking teal accent wall and a large set of French doors that open onto the garden, allowing for plenty of natural light. Beyond the kitchen is a utility room with white units and a sink, providing practical space for additional household tasks.

Utility Room

A compact and functional utility room adjacent to the kitchen, fitted with white cabinets and a sink, ideal for laundry and additional kitchen storage. The room has a bright teal feature wall that adds a splash of colour and character to the space.

Master Bedroom

A peaceful bedroom with a large window that lets in plenty of natural light. It is carpeted and decorated in soft, neutral tones, making it a restful space. There is a built-in wardrobe with mirrored sliding doors providing practical storage, and the room leads to an ensuite bathroom.

Ensuite

An ensuite bathroom adjoining the master bedroom, featuring a walk-in shower with glass screen, a wall-mounted basin, and a close-coupled WC. The walls are fully tiled in a neutral, modern style, creating a sleek and practical space.

Bedroom 2

A well-sized bedroom with two windows allowing natural light to fill the space. It is carpeted and presented in soft neutral tones, suitable for various furnishing options.

Bedroom 3

A cosy bedroom featuring a window with vertical blinds. The room is carpeted and painted in neutral colours, with a fitted wardrobe providing storage space.

Bedroom 4

A smaller bedroom with a window fitted with curtains. The room is suitable for a child's room or study.

Bathroom

A family bathroom with a bathtub and shower over, a wall-mounted basin, and a close-coupled WC. The walls are tiled in a neutral tone, creating a clean and modern look. A window provides natural light and ventilation.

Office/Garage

This office room is bright and airy, accessible from the front, and features wood-effect flooring along with neutral-coloured walls. It has double doors that open out, creating a pleasant and productive workspace filled with natural light. The rear section, which serves as a garage, is partitioned off for additional storage and includes an EV charging point.

Front Exterior

The front exterior of the property displays a modern design with part brick and rendered walls, tasteful landscaping including mature hedges and shrubs, and a fenced boundary. The house sits neatly on a corner plot in a well-kept residential area.

Rear Garden

A well-maintained rear garden featuring a paved patio area with seating for outdoor dining. The garden is bordered by gravel and filled with a variety of mature plants and shrubs, creating a peaceful and private outdoor space. A garden shed is positioned at one end, offering useful storage.

Front Garden

A neat and welcoming pathway garden area at the front of the property, with paved walkways bordered by well-tended shrubs and plants, adding to the overall charm and curb appeal of the home.

Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

About The Agent

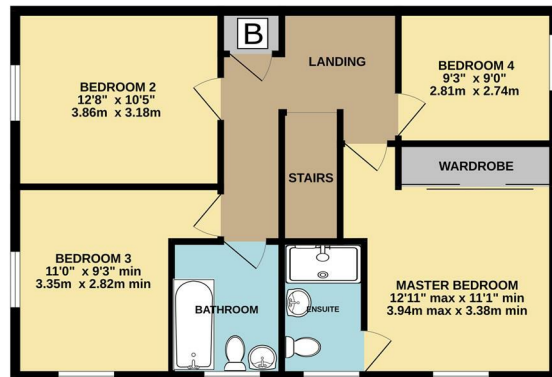
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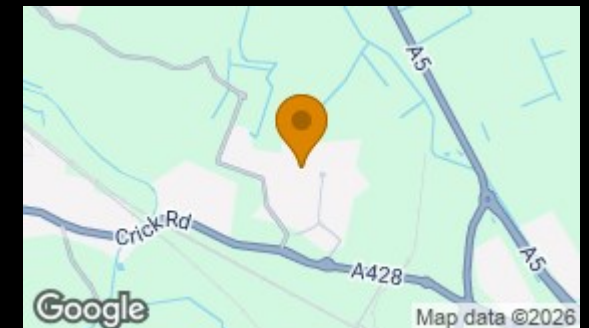
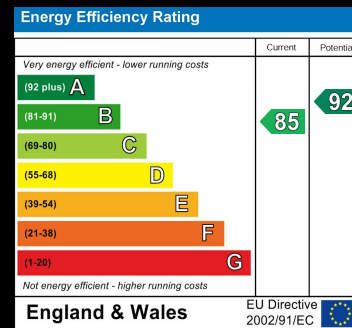
GROUND FLOOR



1ST FLOOR



- * Four bedroom detached
- * Modern fitted kitchen with appliances
- * Lounge with bay window
- * Ground floor WC
- * En-Suite to master bedroom
- * Garage/Office
- * No upper chain



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact

01788560905

info@cadmanhomes.co.uk

www.cadmanhomes.co.uk

Cadman Homes
24 Railway Terrace
Rugby
Warwickshire
CV21 3LJ



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