

LONG HASSOCKS

RUGBY, CV23 0JS

GUIDE PRICE £535,000
FREEHOLD

Set at the heart of the desirable Coton Park estate, is this beautifully presented four-bedroom detached home. With a wealth of space and versatility throughout, this lovely property has much to offer its next owners.

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- 4 Bedroom Detached Home • Desirable Coton Park Estate • Double Garage • En Suite To Main & Guest • Off Road Parking • Utility Room • Downstairs W/C • Turn Key Ready • Well Presented Throughout



Set at the heart of the desirable Coton Park estate, is this beautifully presented four-bedroom detached home. With a wealth of space and versatility throughout, this lovely property has much to offer its next owners.

Upon entering the house, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

Stretching the length of the property is the generously sized lounge, complete with a feature wood burner, fireplace and double doors that lead into the rear garden. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

At the rear of the property, you will find the open plan kitchen/diner that is fully fitted with a range of wall and base units and is inclusive of an integrated fridge freezer, freestanding dishwasher, Rangemaster style gas oven and hob, as well as space for a family dining table. This bright and airy space also leads through to a separate utility room that is fitted with further base units, under counter space for white goods and a sink and door which conveniently gives access to the rear garden.

The downstairs accommodation also benefits from a spacious dining/family room with dual aspect windows and a separate home office/snug with views over the rear garden. Completing the downstairs accommodation is a w/c.

The first-floor accommodation briefly comprises of four double bedrooms.

The main bedroom is located at the rear of the home, is a very generously sized double room. This beautiful space benefits from the luxury of a walk-through dressing area that is fitted

with built in wardrobes and a partially tiled en-suite, comprising of a shower cubicle, separate bath, pedestal sink and w/c.

Bedroom two is a further large double room located at the front of the property, benefitting from built in wardrobes and an en-suite.

Bedrooms three and four are further double rooms, both of which benefit from built in wardrobes.

The family bathroom, conveniently located between the bedrooms is of a good size and is fully fitted with a separate bath and double shower cubicle.

Leading outside this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid mainly to lawn with a separate seating area.

The double garage has an up and over door that has a wealth of uses and would lend itself to the perfect home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for up to four vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Rugby Borough Council

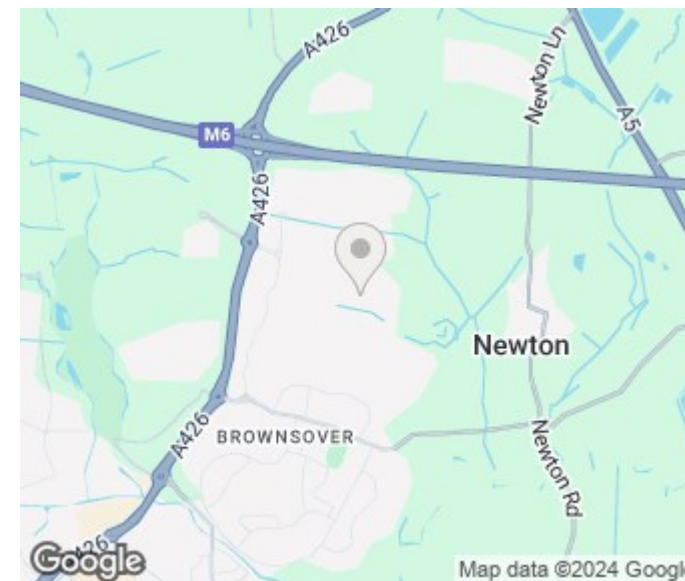
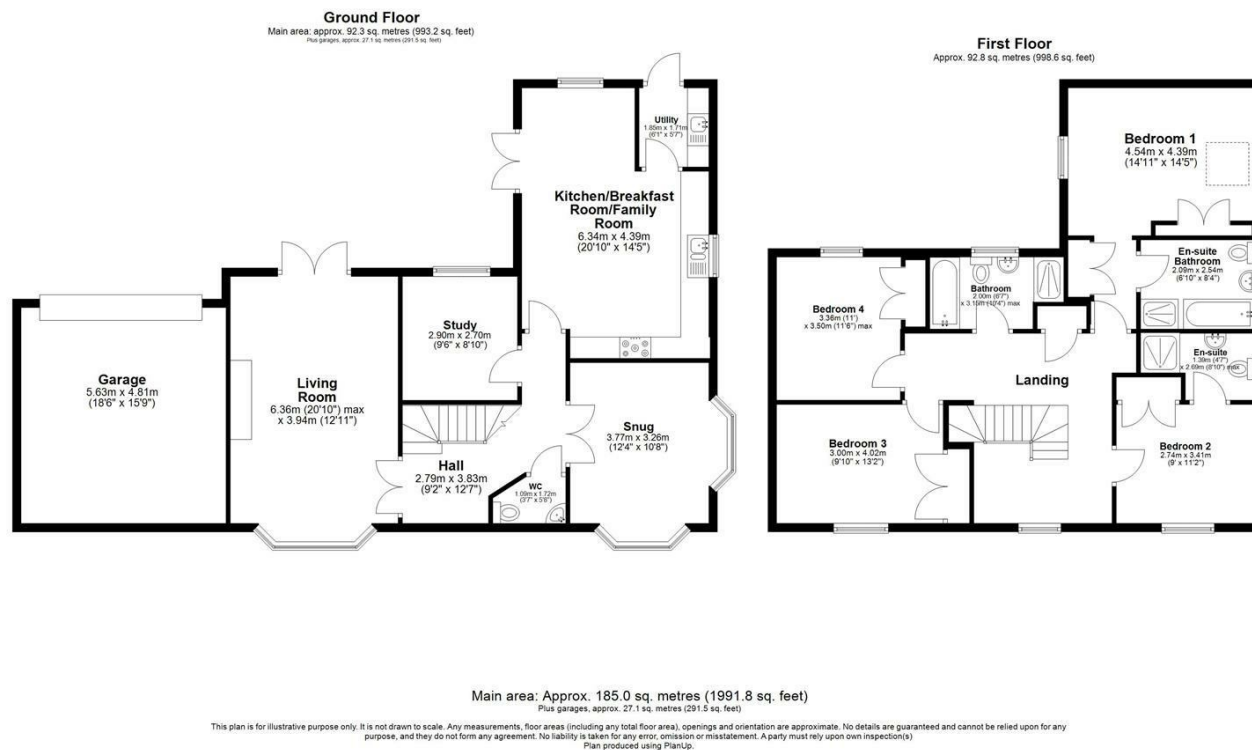
Council Tax Band: F

EPC: C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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