

**28 Sandpiper Close
Coton Meadows
RUGBY
CV23 0WP
£330,000**



- 5 BED DETACHED FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- GARAGE AND OFF ROAD PARKING
- ENCLOSED GARDEN

- REFITTED KITCHEN AND BATHROOM
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY
- ENERGY EFFICIENCY RATING: D

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A five bedroom detached family home located in the ever popular area of Coton Meadows. In brief the accommodation comprises; entrance hall, cloakroom/wc, spacious lounge, kitchen/dining room, conservatory, five bedrooms, an ensuite shower room and a family bathroom. This property also benefits from upvc double glazing, gas radiator central heating, front and rear gardens, off road parking and a single garage. Ideally situated being only a short walk to the local well-regarded primary school and with easy access to Rugby railway station and the region's central motorway networks, including the M6, M1 and M45. There are retail parks, and supermarkets close by along with a multi-screen cinema, restaurants and a gymnasium/health club.

Accommodation Comprises

Entry via opaque part glazed door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Understairs storage cupboard. Connecting doors to:

Lounge

18'5" x 10'3" (5.63 x 3.14)

Window to the front aspect. French doors opening to rear garden. Feature fireplace with living flame gas fire. Two radiators. Coving to ceiling.

Kitchen/Dining Room

18'5" x 8'11" (5.63 x 2.73)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Built in Neff double oven. Built in Neff hob with extractor hood over. Space and plumbing for a dishwasher and a washing machine. Space for an American style fridge/freezer. Radiator. Window to front aspect. French doors through to:

Conservatory

10'0" x 10'5" (3.06 x 3.19)

Of brick and upvc construction with a solid roof and french doors leading out to the patio.

Ground Floor W.C.

With suite to comprise; low level w.c. and wash hand basin with tiled splashback. Radiator. Opaque window to rear elevation.

First Floor Landing

Stairs rising to second floor. Window to rear aspect. Radiator. Airing cupboard housing gas central heating boiler.

Bedroom One

10'0" x 10'5" (3.07 x 3.2)

Window to rear aspect. Radiator. Built in wardrobes. Door to:

Ensuite

With suite to comprise; shower enclosure with mixer shower, low level w.c. and wash hand basin with vanity unit. Tiling to splash areas. Heated towel rail. Opaque window to front elevation.

Bedroom Four

9'10" x 9'2" (3 x 2.8)

Window to front aspect. Radiator. Built in double wardrobe.

Bedroom Five

6'6" x 9'2" (2 x 2.8)

Window to rear aspect. Radiator. Storage cupboard.

Refitted Bathroom

With suite to comprise; panelled bath with shower over, vanity unit with wash hand basin and w.c. with concealed cistern. Aqua boarding to splash areas. Heated towel rail. Extractor fan. Opaque window to front elevation.

Second floor Landing

Window to rear aspect. Connecting doors to:

Bedroom Two

13'11" x 12'3" (4.26 x 3.74)

Window to rear aspect. Skylight window to front elevation. Radiator. Eaves storage space.

Bedroom Three

4.26 x 3.14 (1.22m.7.92m x 0.91m.4.27m)

Window to rear aspect. Skylight window to front elevation. Radiator. Eaves storage space.

Front Garden

Pathway to entrance. Slate borders. Driveway providing off road parking for one vehicle and leading to garage.

Rear Garden

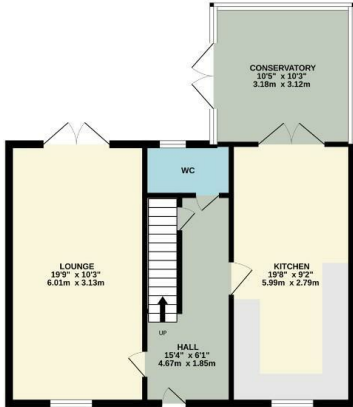
Mainly laid to lawn with patio area. Timber panel fencing to boundaries. Gated side pedestrian access.

Garage

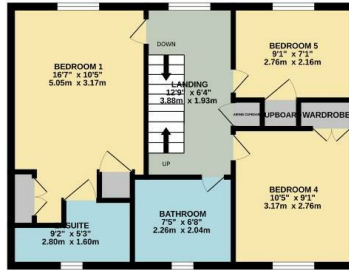
With up and over style door.



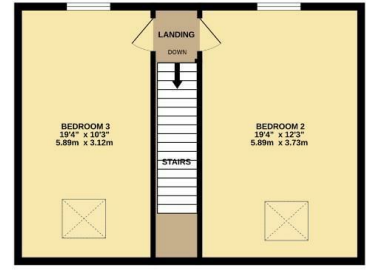
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1633 sq.ft. (151.7 sq.m.) approx.

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.
Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.