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Sandpiper Close,
Asking Price £330,000

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Sandpiper Close, , Rugby

**** PRICED TO SELL AT £330,000 ****

A detached family home over 3 floors with 5 bedrooms and a modern kitchen and bathroom located on Coton Meadows. Some love and care is needed throughout to make this a wonderful modern family home Call us on 01788 550800 to arrange your viewing and for more information.

Entrance hall

A spacious entrance with access around the property and storage for shoes and coats.

Cloak room

Living room 19'9 x 10'3 (6.02m x 3.12m)

A good size family space with patio doors to the garden and a window to the front allowing lots of natural light in.

Kitchen / diner 19'8 x 9'2 (5.99m x 2.79m)

The kitchen is to the front of the property with a built in double oven, electric hob, plenty of storage and work surface. to the rear of the room is the dining area easily taking a table for 4-6 people.



Conservatory 10'5 x 10'3 (3.18m x 3.12m)

From the dining area you have patio doors to this great extra space with a solid insulated roof, you then have more patio doors to the garden.

Bedroom 1 16'7 x 10'5 (5.05m x 3.18m)

A good size double bedroom with built in storage cupboards and space for further storage.

en-suite 29'6"6" x 16'4"9"10" (9'2 x 5'3)

A good size en-suite with a large shower cubicle.

Bedroom 2 10'5 x 9'1 (3.18m x 2.77m)

A double bedroom to the front of the property with a built in wardrobe.

Bedroom 3 9'1 x 7'1 (2.77m x 2.16m)

A single bedroom to the rear of the house with space for a small wardrobe.

Bedroom 4 11'9" x 11'5" (3.6 x 3.5)

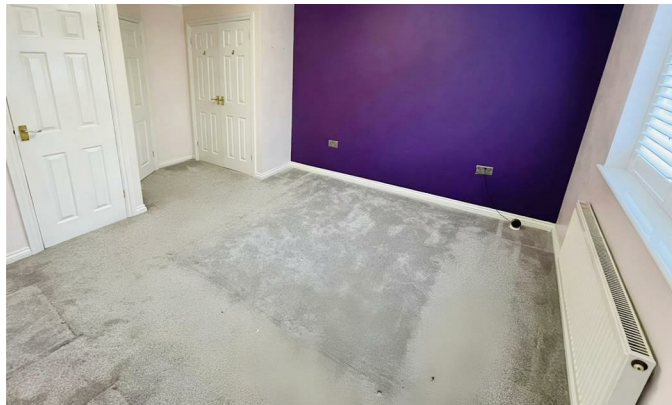
In the loft conversion and good size double bedroom with plenty of storage space.

Bedroom 5 11'9" x 10'5" (3.6 x 3.2)

In the loft conversion and good size double bedroom with plenty of storage space.

Family bathroom 7'6" x 6'10" (2.3 x 2.1)

A good size family bathroom with a shower over the bath.

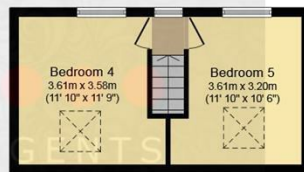




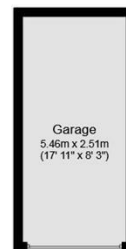
Ground Floor



First Floor



Second Floor



Garage



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Total floor area 143.5 sq.m. (1,545 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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