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Crowsfurlong, Coton Meadows
Guide Price £520,000

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Crowsfurlong, Coton Meadows, Rugby

Complete Estate Agents are proud to introduce this stunning family property on Crowsfurlong, Coton Meadows, Rugby. This impressive detached house offers a perfect blend of space, comfort, and modern living. Built in 2004, the property spans an expansive 2,153 square feet, providing ample room for families of all sizes.

Upon entering, you are greeted by three well-appointed reception rooms, each offering a versatile space for relaxation, entertainment, or family gatherings. The generous layout ensures that every member of the household can find their own nook to unwind or engage in social activities.

The property boasts five spacious bedrooms, providing a peaceful retreat for everyone. With three bathrooms, morning routines will be a breeze, accommodating the needs of a busy family with ease.

Outside, the property features parking for up to six vehicles, a rare find that adds to the convenience of this home. Whether you have multiple cars or enjoy hosting guests, this ample parking space is sure to impress.

Coton Meadows is known for its friendly community and excellent local amenities, making it an ideal location for families. With its modern design and thoughtful layout, this house is not just a place to live, but a place to create lasting memories.

This property is a wonderful opportunity for those seeking a spacious family home in a desirable area. Do not miss the chance to make this stunning house your new home.

Entrance/Hallway

Downstairs Cloakroom

Low-level WC, wash hand basin, and window to the front aspect.

Lounge 15'5" x 11'10" (4.72m x 3.61m)

A spacious modern family lounge featuring an electric fireplace.

Study 11'6" x 10'2" (3.53m x 3.12m)

Versatile second reception room making a fantastic home office, snug, and dining room. Featuring two windows to the front aspect.



Kitchen Diner/Garden Room 31'11" x 22'4" (9.73m x 6.81)

A modern and spacious open plan kitchen/diner featuring an extended garden room area to the rear, a wide range of wall and mount base units, and a bespoke breakfast island. Integrated appliances are to include: double oven with extractor fan, fridge freezer, dishwasher, sink + drain. There is additional space for a washing machine and tumble dryer. There is an extended garden room to the rear with a cosy, modern log burner and doors leading to the rear garden, and multiple skylight windows allowing for plenty of light.

First Floor Landing

First floor landing with built-in storage cupboard plus an airing cupboard

Bedroom One 16'2" x 12'0" (4.93m x 3.66m)

Located on the first floor, this spacious master bedroom features a walk-in dressing room area with built-in wardrobes, and two windows to the front aspect.

En Suite One

En suite to the master bedroom with a double walk-in shower, low-level WC, wash hand basin with storage, and a window to the rear aspect.

Bedroom Two 11'8" x 11'8" (3.58m x 3.56m)

Bedroom two is on the first floor, featuring a built-in wardrobe and a window to the rear aspect.

En Suite Two

En suite to bedroom two with a walk-in shower, low-level WC, wash hand basin, and window to the rear aspect.

Bedroom Three 11'8" x 8'3" (3.58m x 2.54m)

Bedroom three is on the first floor, featuring a built-in wardrobe and two windows to the front of the property.

Second Floor Landing

Second-floor landing with skylight window.

Bedroom Four 15'3" x 11'8" (4.67m x 3.56)

Bedroom four is on the second floor, featuring a built-in wardrobe, a closet, a skylight window, and a window to the front aspect.

Bedroom Five 15'3" x 11'10" (4.67m x 3.61m)

Bedroom five is on the second floor, featuring a built-in wardrobe, closet, skylight window, and window to the front aspect

Master Bathroom

Fitted bathroom with free-standing bath, low-level WC, wash hand basin, and skylight window.

Garage/Outbuildings 17'5" x 17'5" (5.31 x 5.31)

Double garage with electric door and light & power. There is also an additional outbuilding to the rear garden, which is insulated and makes a fantastic home office/workshop, plus a purpose-built log store in the garden behind the pergola.



Driveway

Driveway for allocated off-road parking for four cars, plus further on-street parking

About Rugby

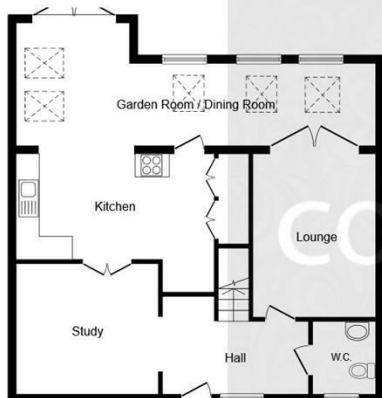
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km)



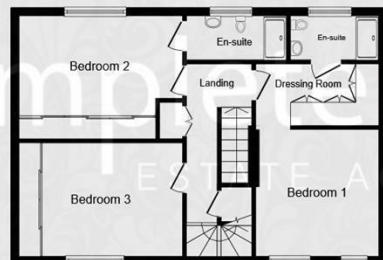
east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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