



3 Woodruff Close Coton Park, Rugby, CV23 0FN

Stylish Three-Bedroom Townhouse in the Highly Sought-After Coton Park area of Rugby, with NO ONWARD CHAIN.

Situated in the ever-popular and family-friendly Coton Park development, on a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached townhouse offers spacious, modern living across three floors – perfect for families, professionals, or anyone seeking a well-connected and convenient lifestyle.

Built in 2013, this contemporary home enjoys a fantastic location close to a wealth of local amenities, including a retail park, supermarkets, and well-regarded schools for all ages. With excellent access to the M6, M1, and M45 motorways, it's ideally positioned for commuters travelling across the Midlands and beyond.

The ground floor accommodation comprises a welcoming entrance hall, guest cloakroom, a stylish fitted kitchen, and a generous lounge diner to the rear. French doors open out onto

Guide price £300,000

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- Desirable location in Coton Park, Rugby
- Modern fitted kitchen and guest cloakroom
- Detached single garage and tandem driveway
- Excellent access to M6, M1, M45 and high-performing local schools
- Three double bedrooms, including a top-floor master suite
- Stylish four-piece family bathroom
- Built in 2013 – well-presented and move-in ready
- Spacious lounge diner with French doors to the garden
- Enclosed rear garden with patio and artificial lawn
- Close to local shops, supermarkets, retail park, and amenities

Entrance Hall

10'0" x 3'9" (3.05 x 1.16)

Guest WC

5'8" x 2'8" (1.75 x 0.83)

Kitchen

10'9" x 8'4" (3.28 x 2.55)

Lounge/Diner

15'4" x 14'7" (4.69 x 4.46)

Bedroom One

19'7" x 15'5" (5.97 x 4.70)

En-Suite

8'1" x 3'10" (2.48 x 1.19)

Bedroom Two

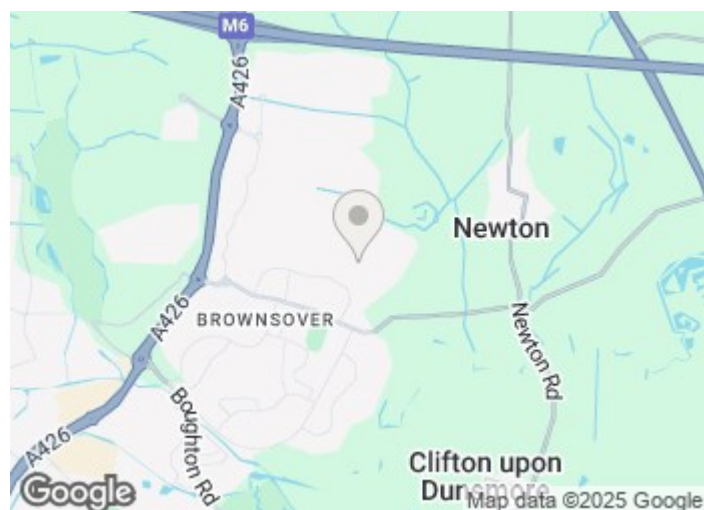
12'2" x 8'8" (3.72 x 2.65)

Bedroom Three

11'8" x 8'11" (3.57 x 2.72)

Family Bathroom

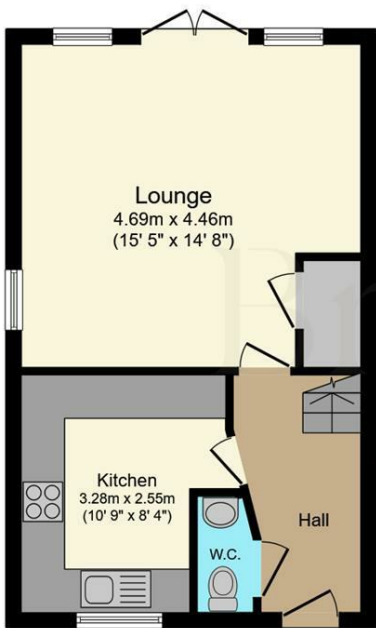
8'5" x 6'1" (2.59 x 1.87)



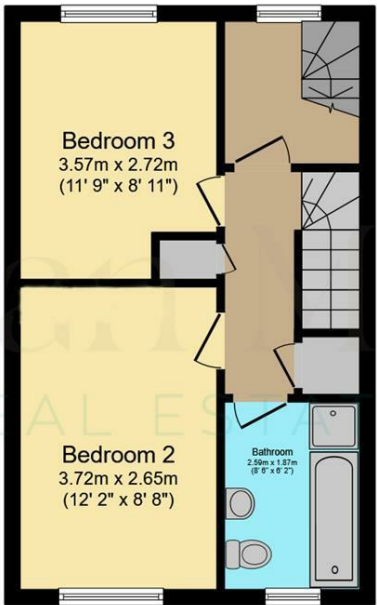
[Directions](#)



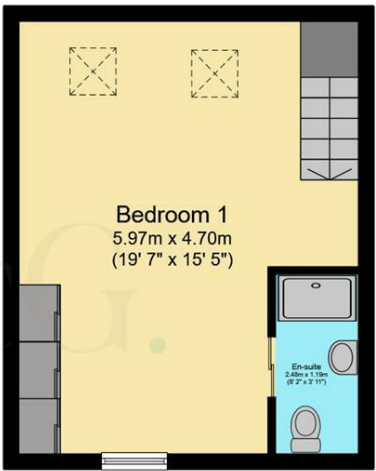
Floor Plan



Ground Floor
Floor area 36.8 sq.m. (396 sq.ft.)



First Floor
Floor area 36.8 sq.m. (396 sq.ft.)



Second Floor
Floor area 28.0 sq.m. (301 sq.ft.)

Total floor area: 101.5 sq.m. (1,093 sq.ft.)

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

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