



30 Chervil Way, Rugby, Warwickshire, CV23 0AD

HOWKINS &  
HARRISON

30 Chervil Way,  
Rugby, Warwickshire,  
CV23 0AD

Guide Price: £345,000

An exceptionally well presented, four bedroom semi detached property set over three floors, benefiting from a large master suite to the top floor with an ensuite bathroom and over 8 years left on the builder's warranty. Further benefitting from off-road parking for two vehicles and a single garage.

#### Features

- Modern four bedroom town house
- Decorated in neutral tones
- Fitted kitchen with built-in appliances
- Downstairs cloakroom
- Large master suite with shower room
- Family bathroom to the first floor
- Enclosed south facing rear garden
- Single garage and off-road parking



## Location

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, M45 and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.



## Ground Floor

From under a covered storm canopy, the property opens into the entrance hall with wood effect, herringbone patterned flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, along with a door to the downstairs cloakroom fitted with a wash hand basin and WC. The kitchen is located to the front of the property and has a continuation of the wood effect flooring. The kitchen is fitted with a range of pale grey, high gloss eye and base level units, incorporating numerous cupboards and drawers, with complementary marble effect worksurfaces over. Fitted appliances include a single oven and a four ring electric hob with extractor hood above, with integrated appliances to include a fridge/freezer, dishwasher and washing machine. The sitting room is flooded with natural light with a window and French doors which lead out to the garden. A door provides access to a useful storage cupboard.



## First and Second Floor

The first floor landing has doors to three of the bedrooms, the family bathroom and an airing cupboard. A further staircase leads to the second floor. There are two double bedrooms and a single on this floor, with Bedrooms two and four being located to the rear, benefiting from views over the garden, whilst bedroom three is located to the front aspect. The second floor landing has a door to a storage cupboard and door through to master suite which occupies the whole of the top floor, with a generously sized bedroom. This light and airy space has a Velux skylight and a window to the front elevation. The en-suite shower room has marble effect tiling to the walls and floor and is fitted with a double shower enclosure, WC and a pedestal wash hand basin.



## Outside

To the front of the property a paved pathway, with lawn to one side, leads to the front door. A block paved driveway located to the side provides ample off-road parking in front of the single garage. A side gate provides access to the south facing rear garden, which is fully enclosed with timber fencing to the boundary edges and is laid to lawn.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01788-564666.

## Fixtures and Fittings

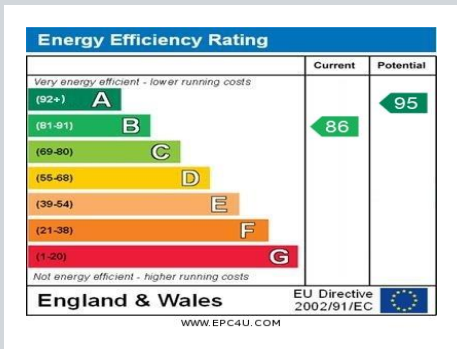
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

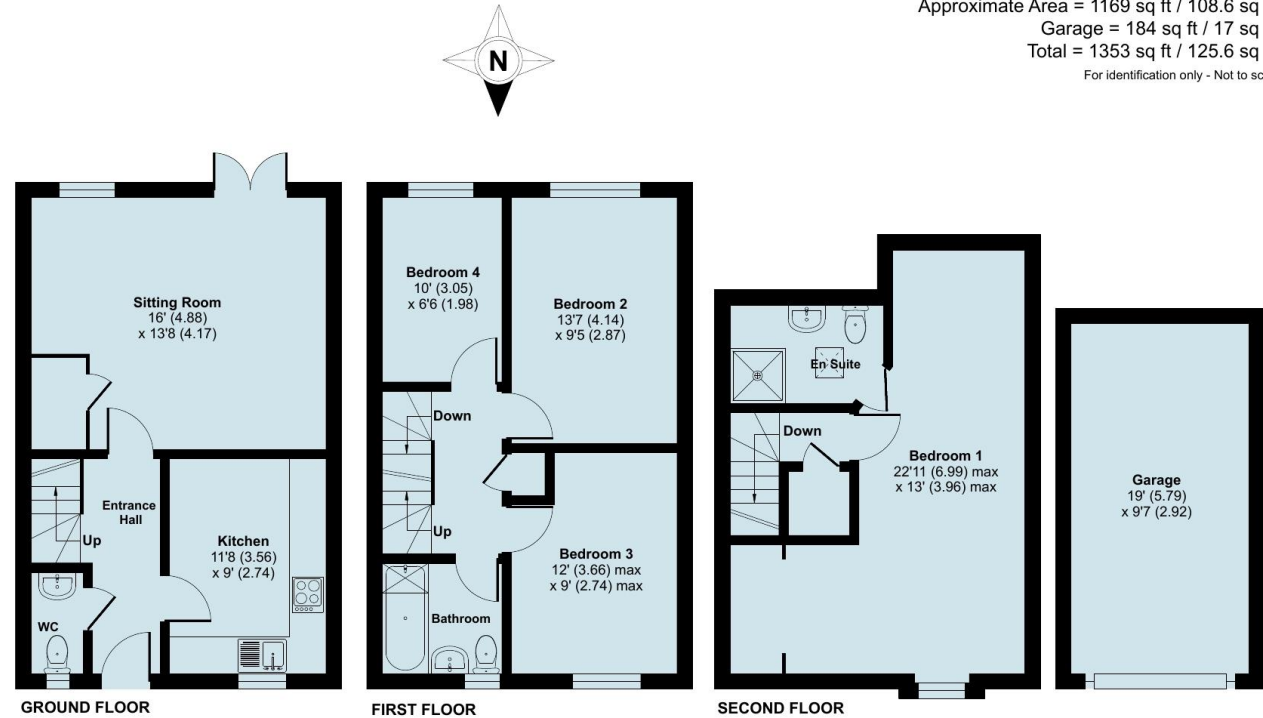
## Local Authority

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – D.



## Chervil Way, Rugby, CV23

Approximate Area = 1169 sq ft / 108.6 sq m  
Garage = 184 sq ft / 17 sq m  
Total = 1353 sq ft / 125.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Howkins & Harrison. REF: 1110183

## Howkins & Harrison

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