



2 Short Fishers Walk, Rugby, Warwickshire, CV23 0GR

HOWKINS &  
HARRISON



2 Short Fishes Walk,  
Rugby, Warwickshire,  
CV23 0GR

Guide Price: £650,000

Welcome to this stunning executive detached home, one of just four exclusive properties located on Short Fishers Walk, offering spacious accommodation that spans three floors, with a double garage and ample off-road parking. This beautifully presented property boasts three reception rooms, five spacious double bedrooms, all with fitted wardrobes, and three en-suites. The master bedroom comes complete with a dressing room and an en-suite bathroom. The heart of this home is undoubtedly the modern newly fitted, open plan kitchen/dining/family room, equipped with Neff appliances, quartz worksurface's and a central island.

### Features

- Stunning Five bedroom home with three en-suites
- Master suite with a dressing room and an en-suite bathroom
- Newly fitted open plan kitchen/dining/family room
- Neff appliances and Quartz worksurfaces featuring a central island
- Three reception rooms
- Karndean flooring to the ground floor
- Five double bedrooms with fitted wardrobes
- Double garage and off-road parking
- Gas central heating and double glazing
- Quiet private location



## 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, 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

An impressive entrance hall is fitted with Karndean flooring which flows through to the open plan kitchen/dining/family room. A well appointed kitchen, accessed via double doors from the entrance hall, has been recently refitted with high quality Neff appliances including an electric oven, combination microwave oven, plate warmer, induction hob, extractor fan, integrated dishwasher and a Quooker Tap. The well designed kitchen is fitted with a contemporary range of white high gloss handle less units, incorporating five sets of pan drawers and corner pull out storage, with quartz worksurface's and coloured glass upstands. A central Island is a real feature of the kitchen in a contrasting colour with storage and Quartz worksurface's. There is ample space in the kitchen for dining and relaxing, with double doors leading to the rear garden and further doors providing access to through to the dining room and utility room. The utility room is fitted with a large range of storage cupboards with space for a washing machine and fridge/freezer, with a door to the side of the property. Three further reception rooms complete the ground floor accommodation including a home office, sitting room with double doors leading through to the dining room. The sitting room is light airy with dual aspect windows to the front aspect, with the focal point to the room being an attractive gas fire with stone surround and granite hearth. The dining room is flooded with natural light with French doors with glazed panels either side leading out to the rear garden.





## First Floor

There are three large double bedrooms to the first floor all with en-suite bathrooms. The master suite has dual aspect windows and benefits from a dressing room with a large range of built-in wardrobes and a door into the fully tiled en-suite bathroom, fitted with a white suite including a double shower enclosure with a waterfall shower head, bath, wash hand basin and WC. Bedrooms two and three both have en-suite shower room, comprising of double shower enclosure, wash hand basin and WC. Bedroom two is located to the rear overlooking the garden and is fitted with two sets of double wardrobes, whilst bedroom three is situated to the front elevation benefitting from a double wardrobe.

## Second Floor

The second floor has large double bedrooms both with Velux windows to the rear and dormer windows to the front, affording plenty of light. Both bedroom four and five are fitted with wardrobes and have access to the family bathroom which comprises of a bath, wash hand basin and WC.

## Outside

A beautifully tree lined pathway leads to just four exclusive properties situated on Short Fishers Walk. Wrought iron fencing surrounds the property with gated access to the front garden, which is mostly laid to lawn with a path to the front door and a gate to the side access. A private enclosed rear garden is mostly laid to lawn with a large patio to the rear of the property, providing an ideal space for outdoor dining and entertaining. There is access from the garden into the double garage via a courtesy door and a gate leads to a private driveway in front of the garage, which provides additional, secured parking behind double five bar gates. The private driveway to the rear of the property is accessed via Shortwheat Hill for the use of just three properties.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01788-564666](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.

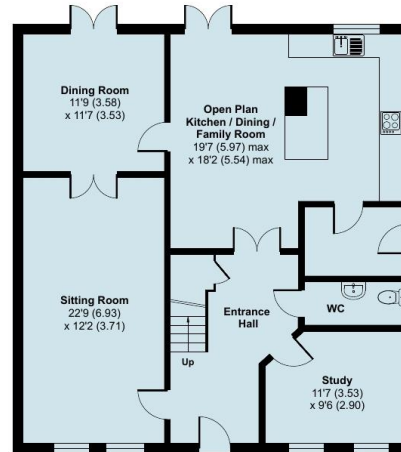
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – G.

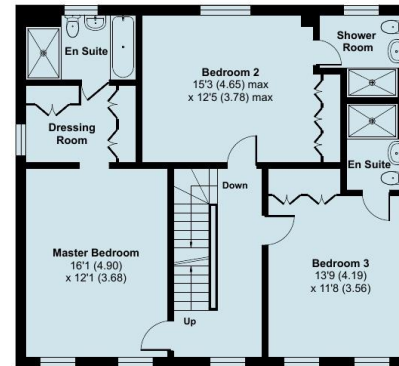
### Energy Efficiency Rating

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

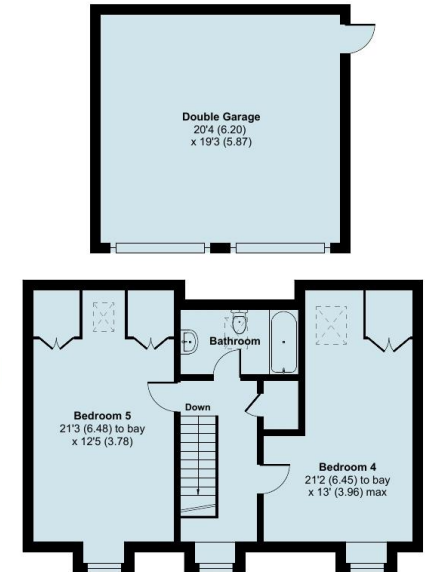
WWW.EPC4U.COM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
Produced for Howkins & Harrison. REF: 1167377

## Short Fishers Walk, Rugby, CV23

Approximate Area = 2735 sq ft / 254 sq m

Garage = 393 sq ft / 36.5 sq m

Total = 3128 sq ft / 290.5 sq m

For identification only - Not to scale

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.