





# Avocet Close RUGBY CV23 0WU

for sale offers over  
**£350,000**



## Property Description

\*\*\*SPACIOUS FOUR BEDROOM FAMILY HOME\*\*\*

Connells are delighted to present this must see four bedroom end of terraced townhouse with versatile living accommodation across three floors, which sits in the quiet sought after location of the extremely popular Coton Park development.

Avocet Close is situated on the popular Coton Park development which is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

The property briefly compromises of downstairs cloakroom, study, lounge, kitchen/diner, four bedrooms, family bathroom, en suite to master, rear garden, garage and further allocated parking, with double glazing and gas central heating throughout.

## Entrance Hall

Following through from the main entrance door the hall features access doors ground floor accommodation, stairs rising to first floor and radiator.

## Downstairs Cloakroom

Featuring a low level WC, wash hand basin with storage and window to side.

## Study

12' Maximum x 8' 1" Maximum ( 3.66m Maximum x 2.46m Maximum )

Holds flexibility for an excellent home office or downstairs bedroom. Features telephone points, radiator and window to front.

## Kitchen/Diner

15' 3" Maximum x 15' 1" Maximum ( 4.65m Maximum x 4.60m Maximum )

A good size space which features space for dining table, a range of base and wall mounted units with roll top work surfaces, stainless steel sink, and storage cupboard/pantry. Integrated appliances are to include fridge freezer and gas hob, electric oven and extractor fan hood over. There is also space for a washing machine and dish washer. Window to rear and side and double doors to rear leading to garden,

## Landing

Featuring an airing cupboard, door to lounge and master bedroom, and window to side.

## Lounge

15' 3" x 14' 10" ( 4.65m x 4.52m )

Located on the first floor and features a lovely juliet balcony, radiator and two windows to front.

## Bedroom One

11' 1" Maximum x 12' 7" Maximum ( 3.38m Maximum x 3.84m Maximum )

Located on the first floor featuring built in wardrobes, radiator and window to front.

## En Suite

Featuring a low level WC, double walk in shower, wash hand basin and window to side.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Featuring a built in wardrobe, radiator and window to front.

## Bedroom Three

11' 11" Maximum x 8' 5" Maximum ( 3.63m Maximum x 2.57m Maximum )

Featuring built in wardrobes, loft hatch providing loft access, radiator and window to side.

## Bedroom Four

8' 9" x 6' 6" ( 2.67m x 1.98m )

Featuring built in shelves, radiator and window to front.

## Rear Garden

Enclosed south facing rear garden laid to lawn with side access.

## Family Bathroom

Featuring tiled flooring throughout, low level WC, built in bath with over shower, wash hand basin, radiator, and window to side.

## Front Of Property

Pathway leading to the front door, laid to lawn and access to entrance door.

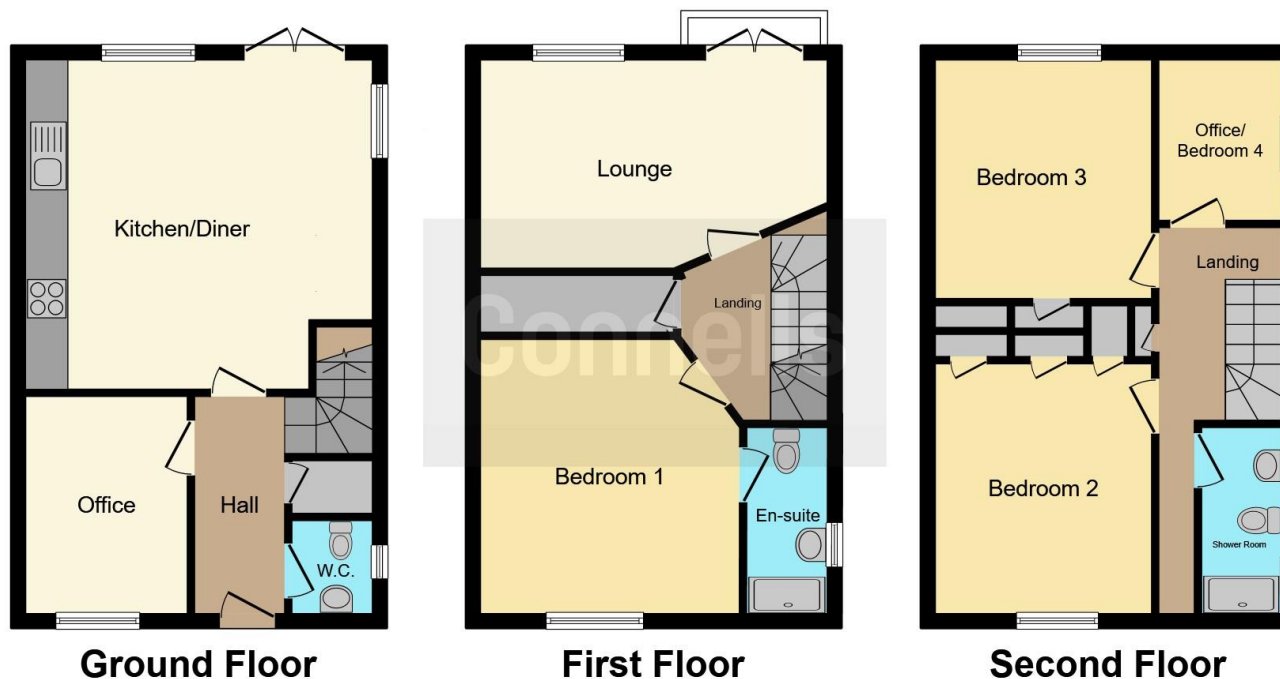












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: C**

Tenure: Freehold

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Property Ref: RBY106365 - 0007