



**Connells**

Aster Drive  
Rugby



## Property Description

\*\*\*QUIET CUL-DE-SAC LOCATION\*\*\*

Situated on the popular Coton Park development in a quiet cul-de-sac location. Coton Park 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.

Arranged over two floors, this well presented family home comprises of entrance hall, cloakroom, living room, kitchen/dining room with underfloor heating and a utility room on the ground floor. On the first floor there are five bedrooms, ensuite to master and a family bathroom. To the rear is a landscaped rear garden and to the front a driveway for two cars and a garage.

## Entrance Hall

Tiled floor, under stairs storage.

## Cloakroom

WC & sink, extractor fan.

## Lounge

15' 1" x 10' 8" ( 4.60m x 3.25m )

Reception to front, large window, laminate flooring.

## Kitchen Diner

21' 2" x 9' 9" ( 6.45m x 2.97m )

Tiled and underfloor heating, window to rear, gas hob electric oven & integrated dishwasher, patio doors to rear garden.

## Utility Room

6' 5" x 5' 4" ( 1.96m x 1.63m )

Plumbing for washing machine & tumble dryer, rear access.

## Landing

Laminate flooring, loft access.

## Bedroom One

10' 8" x 13' 4" ( 3.25m x 4.06m )

To front of property laminate flooring.

## En-Suite

Frosted window, fully tiled wall & floor, heated flooring,wc,sink & shower.

## Bedroom Two

10' x 11' 9" ( 3.05m x 3.58m )

To rear of property, laminate flooring.

## Bedroom Three

10' 3" x 9' 3" ( 3.12m x 2.82m )

To rear of property, laminate flooring.

## Bedroom Four

11' 4" x 10' 3" ( 3.45m x 3.12m )

To front of property, laminate flooring.

## Bathroom

Tiled floor with under floor heating, tiled walls, shower over bath.

## Bedroom/Study

7' 1" x 6' 11" ( 2.16m x 2.11m )

This room could be used as a bedroom/dressing or study, window to rear.

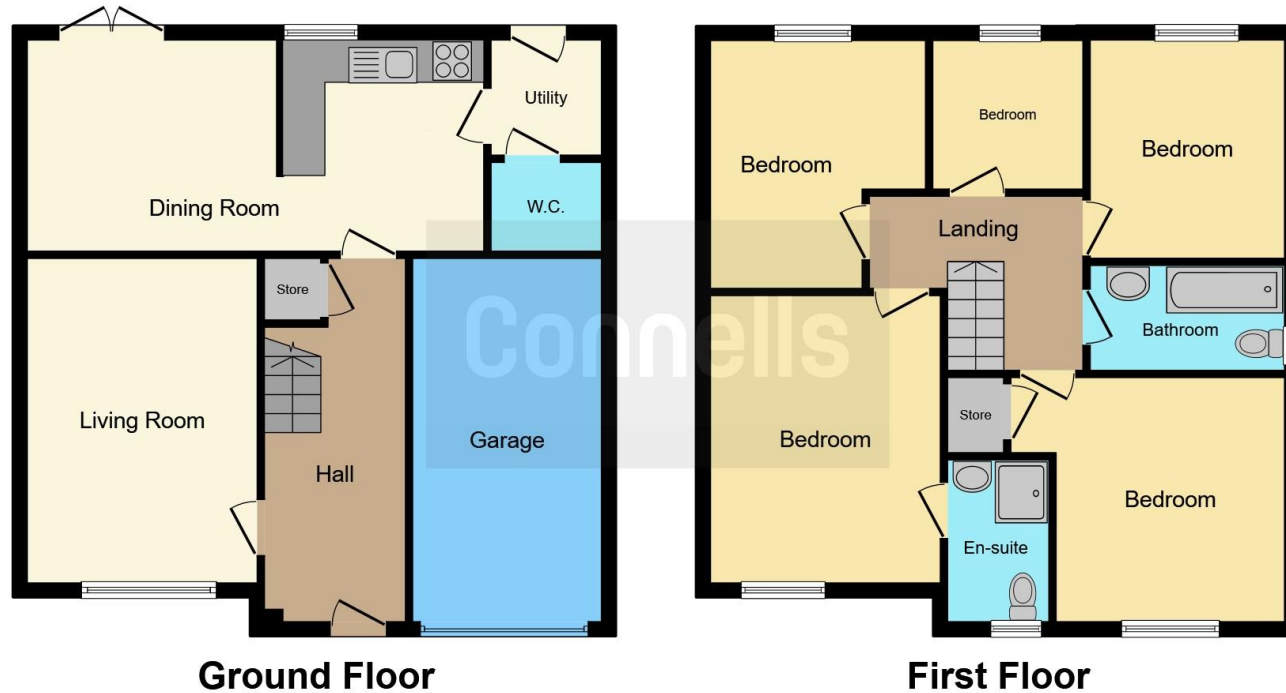
## Rear Garden

Lawn & decking area, brick wall & fenced.









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To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

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