



**Connells**

Coton Park Drive  
RUGBY



## Property Description

**\*\*\*WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME\*\*\***

Connells are delighted to present beautifully presented and spacious four bedroom detached family home located on the highly sought after Coton Park area of Rugby. In brief the accommodation comprises of entrance hall, cloakroom/wc, lounge, open plan kitchen/dining room, and conservatory. To the first floor there is a landing with access to the boarded loft, four good size double bedrooms with en suite bathroom to the master bedroom, and a family bathroom. To the rear of the property there is private rear garden, driveway and garage. The property also benefits from CCTV cameras as

well as being alarmed which is controlled from the front of the property & the garage.

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.

Call us today on 01788 579880 to save your space in our open house on this must see home!

## Approach

To the front of the property, you are presented with greenery/shrubs, and the main entrance door leading to;

## Entrance Hall

Good size entrance hall with double doors to lounge, doors to kitchen and downstairs WC. Stairs also rising to first floor with under stair storage.

## Lounge

22' 5" x 11' 3" ( 6.83m x 3.43m )

Spacious lounge featuring space for sofa, gas fireplace, window to front and sliding doors to conservatory.

## Conservatory

11' 2" x 15' 9" ( 3.40m x 4.80m )

A fantastic reception room or space to work from to rear, with double doors to garden.

## Kitchen/Dining Room

22' 5" x 12' 11" ( 6.83m x 3.94m )

A lovely open plan kitchen/diner. The dining room featuring space for dining table and window to front. In the kitchen area there is a range of fitted wall and mount base units, breakfast island, and integrated double cooker with 5 ring gas hob and extractor fan. Additional space for fridge freezer, dish washer and washing machine. There is also door to garden and window to rear.

## Landing

Landing space on the first floor which has the loft hatch providing loft access, airing cupboard for storage and the boiler.

## Bedroom One

11' 6" x 11' 1" ( 3.51m x 3.38m )

Good size master bedroom with two built in wardrobes, window to front and door to en suite bathroom;

## En Suite

Fitted en suite with walk in shower, wash hand basin with storage, low level WC and window to front.

## Bedroom Two

13' 1" x 10' 7" ( 3.99m x 3.23m )

Featuring built in wardrobe and window to front.

## Bedroom Three

11' 6" Maximum x 9' 1" Maximum ( 3.51m Maximum x 2.77m Maximum )

Featuring built in wardrobe and window to rear.

## Bedroom Four

9' 1" x 8' 11" ( 2.77m x 2.72m )

Featuring space for wardrobe and window to rear.

## Family Bathroom

Fitted tiled bathroom with double walk in shower, wash hand basin, low level WC, tall towel radiator and window to rear.

## Garage

16' 7" x 8' 8" ( 5.05m x 2.64m )

To the side of the property with light & power.

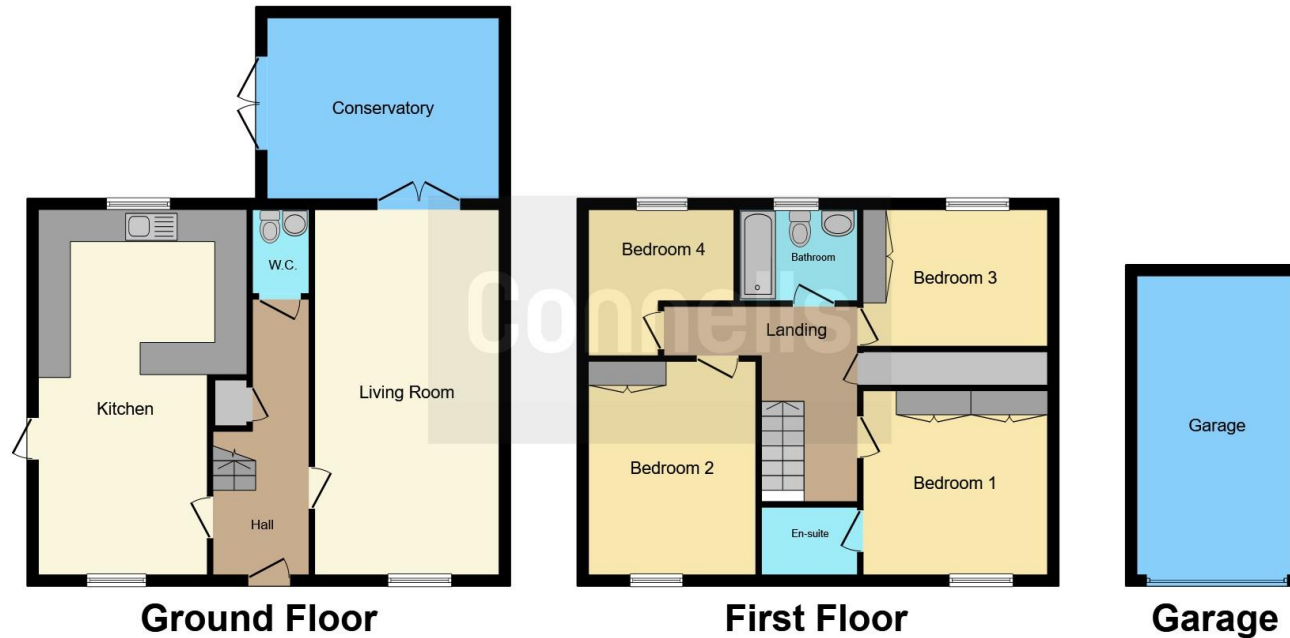
## Rear Of Property

A lovely, secluded west facing garden with patio area, a shed and side access. There is also a driveway to rear with double gates and garage.









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)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY105976](http://connells.co.uk/Property/RBY105976)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY105976 - 0005