



Connells
connells.co.uk 01788 578 880
FOR SALE



Property Description

SPACIOUS DETACHED FAMILY HOME WITH NO ONWARD CHAIN

Connells are delighted to present the opportunity to acquire this lovely three bedroom detached home, in the highly sought after Coton Park development. The property in brief comprises of entrance hall, downstairs cloakroom, spacious lounge, kitchen/dining room, conservatory with utility space, three good size bedrooms with an en suite bathroom and walk in closet to master, and family bathroom. Externally, there is secluded landscaped garden to rear, along with a single garage and further allocated parking. This property also benefits from gas central heating throughout and is being sold with no onward chain.

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.

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

Front Of Property

Trees to the side and shrubs surround the front of property. There is a spacious archway/drive to side leading to parking and single garage to rear along with additional on street parking to front. The main entrance door was newly fitted in 2023 and leads through to;

Entrance Hall

With stairs rising to first floor landing and access door leading to;

Downstairs Cloakroom

Features a wash hand basin, low level WC and fan.

Lounge

18' 3" Maximum x 12' Maximum (5.56m Maximum x 3.66m Maximum)

Spacious lounge featuring electric fireplace, space for sofa and lovely bay windows to front. Double doors leading to;

Kitchen/Diner

16' 3" Maximum x 15' 1" Maximum (4.95m Maximum x 4.60m Maximum)

An open plan kitchen/dining area featuring a range of wall and mount base units. Integrated appliances are to include a cooker with four gas hob rings. There is also further space for a fridge freezer, washing machine, dish washer, and a good size family dining table. There is a window to rear & side and door leading to;

Conservatory

18' 2" Maximum x 14' 6" Maximum (5.54m Maximum x 4.42m Maximum)

A lovely extended conservatory which can be a great dining, relaxation or social space. Features a great utility space for further appliances, fitted blinds, and an entrance door for side access.

Landing

Airing cupboard and loft hatch providing loft access with ladders.

Bedroom One

11' 1" Maximum x 9' 5" Maximum (3.38m Maximum x 2.87m Maximum)

Spacious master bedroom with access to walk in closet with built in wardrobes and en suite bathroom. Window to rear.

En Suite

Off master bedroom, with walk in shower, wash hand basin, low level WC, fan and window to side.

Bedroom Two

13' Maximum x 8' 2" Maximum (3.96m Maximum x 2.49m Maximum)

Features space for wardrobe and window to front.

Bedroom Three

7' 1" Maximum x 8' 5" Maximum (2.16m Maximum x 2.57m Maximum)

Features space for wardrobe and window to front.

Family Bathroom

Fitted bathroom with built in bath and shower, wash hand basin, low level WC and frosted window to side.

Garage

18' x 8' 11" (5.49m x 2.72m)

Single garage to rear of property with up & over doors and light & power.

Rear Of Property

A lovely rear landscaped garden laid to lawn with patio area, fencing and side access. Parking includes driveway to side and single 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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C

view this property online connells.co.uk/Property/RBY106711

Tenure: Freehold



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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