



Great Burnet Close Rugby CV23 0LF

for sale offers in excess of
£335,000



Property Description

A MUST SEE MODERN HOME

Viewings are highly recommended on this spacious and impeccably presented, three bedroom detached home on Great Burnet Close in Coton Park, Rugby. The property in brief comprises of; entrance hall, spacious family lounge, modern open plan kitchen/diner, additional utility room and downstairs WC, three well sized bedrooms with en suite to master and family bathroom. Externally, there is a lovely rear garden, allocated off road parking to the side and detached single garage. This property also benefits from gas central heating and Upvc double glazing throughout.

Great Burnet Close is 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.

Call us on 01788 579880 today to arrange your exclusive viewing!

Front Of Property

To the front of this lovely home is views of greenery/field views.

Entrance Hall

A spacious entrance hall with modern tiled flooring and stairs rising to first floor landing.

Lounge

18' 5" x 10' 2" (5.61m x 3.10m)

Spacious family lounge featuring double glazed patio doors leading to the garden and window to front. Carpet flooring.

Kitchen/Diner

18' 4" x 11' 9" (5.59m x 3.58m)

A modern open plan kitchen/diner with tiled flooring throughout. Integrated appliances are to include an oven with four ring gas hob and extractor fan. There is additional space for a fridge freezer and dish washer. There is also a breakfast bar providing plenty of worktop space, a storage cupboard with shelving, window to side and window to front.

Utility Room

6' 3" x 5' 11" (1.91m x 1.80m)

Featuring space for washing machine and tumble dryer. Side door providing access to the driveway.

Landing

First floor landing with an airing cupboard, loft hatch providing loft access and window to side. Carpet flooring.

Bedroom One

18' 6" x 10' 4" (5.64m x 3.15m)

Spacious master bedroom featuring space for wardrobe, window to front and rear. Carpet flooring.

En Suite

En suite to master bedroom with tiled flooring throughout and features a double walk in shower, wash hand basin, low level WC and wall mounted radiator

Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m)

Featuring space for wardrobe, window to front and window to side. Carpet flooring.

Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)

Featuring space for wardrobe and window to side. Carpet flooring.

Family Bathroom

Family bathroom with tiled flooring, built in bath with over shower, low level WC, sink, wall mounted radiator and window to front.

Garage

19' 5" x 9' 10" (5.92m x 3.00m)

Detached single garage with up and over electric door & light and power.

Parking

Allocated off road parking to side for three vehicles.

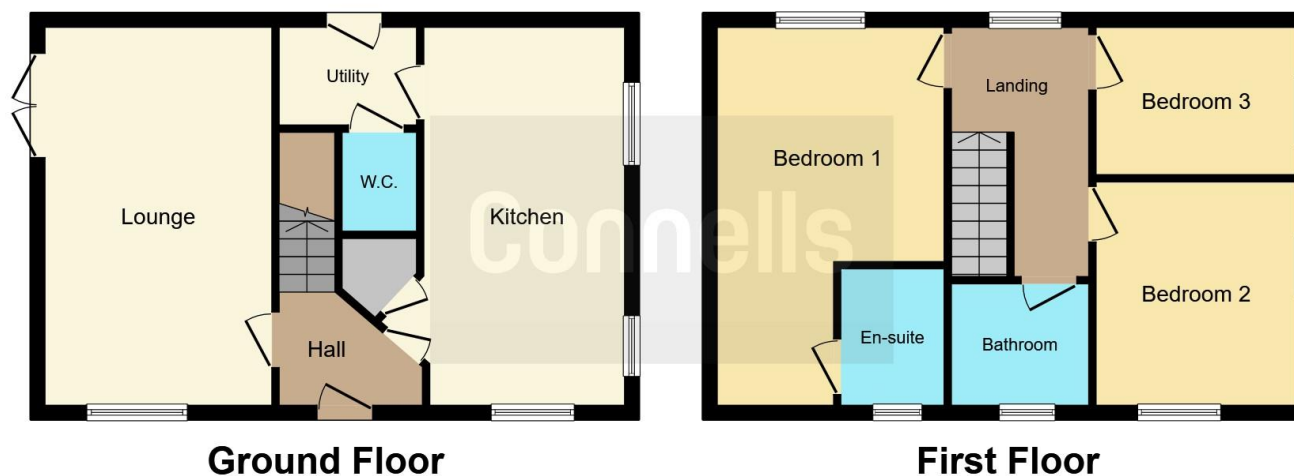
Rear Of Property

A well sized rear garden laid to lawn with patio area for outside dining, along with side access leading from the garage/driveway.









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: B

Tenure: Freehold

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