



**Connells**

Coton Park Drive  
Rugby





### Property Description

Connells are proud to offer the opportunity to acquire this beautifully presented and spacious, five bedroom detached home on Coton Park Drive in Rugby. Nestled within the heart of Coton Park, this property occupies a corner plot and boasts many sought after features and versatile living accommodation throughout.

Internally, the property in brief comprises of; entrance hall, downstairs WC, spacious lounge, dining room, open plan kitchen/diner, utility room, rear conservatory, five double bedrooms with four bedrooms having built in wardrobes, two en suite bathrooms to bedroom one and two, and family bathroom. Externally, there is a lovely front lawn, enclosed low maintenance rear garden, allocated off road parking to rear and a detached double garage. This lovely home also benefits from an EV charging point, a new fitted boiler with gas central heating and Upvc double glazing.

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.

### Sellers Comments

We especially like the area with its nearby park and ease of access to the motorway, to shopping and the town centre. The layout of

the house flows easily, and has easy access to the garden, which is set up for outside living with large deck and gazebo.

### Approach

At the front of the property you are approached with a low maintenance front lawn area, pathway leading to an open canopy porch, and main entrance door leading onto;

### Entrance

A spacious and welcoming entrance hall with tall ceilings and access doors to downstairs reception rooms. The entrance also holds stairs rising to the first floor landing, with under stair storage space.

### Downstairs Cloakroom

With tiled flooring, low level WC, sink and window to side.

### Lounge

25' 3" x 12' 3" ( 7.70m x 3.73m )

A spacious and bright family lounge with carpet and bay window to front, door leading to;

### Conservatory

14' 4" x 11' 7" ( 4.37m x 3.53m )

A lovely rear conservatory to relax over looking the garden with double doors to the rear of the property.

## Dining Room

14' 8" x 11' 7" ( 4.47m x 3.53m )

Laminate flooring and bay window to front.

## Kitchen/Diner

22' Maximum x 16' 3" Maximum ( 6.71m Maximum x 4.95m Maximum )

A modern and well presented open plan kitchen diner with tiled flooring and a range of wall and mount base units. The kitchen features a double aga cooker, extractor fan, integrated fridge, additional space for fridge freezer and a dish washer. In the centre of the room is a central island and breakfast bar. There is a double doors leading to the garden, a door to the conservatory and a window to rear.

## Utility Room

8' 4" x 5' 10" ( 2.54m x 1.78m )

Featuring wall and mount base units, space for washing machine/tumble dryer and door to the side. The new boiler is located in the utility room.

## Landing

Spacious first floor landing with airing cupboard and a loft hatch providing loft access.

## Bedroom One

15' 1" x 14' 8" ( 4.60m x 4.47m )

A fantastic and generous sized master bedroom featuring built in wardrobes, carpet flooring and window to front.

## En Suite One

En suite off bedroom one with walk in shower, low level WC, sink, heated towel rail and window to side.

## Bedroom Two

12' 2" x 10' 2" ( 3.71m x 3.10m )

Featuring built in wardrobe, carpet flooring and window to rear.

## En Suite Two

En suite off bedroom two with walk in shower, low level WC, sink, and window to rear.

## Bedroom Three

14' 3" x 9' 10" ( 4.34m x 3.00m )

Featuring built in wardrobe, carpet flooring and window to front.

## Bedroom Four

10' 5" x 10' 2" ( 3.17m x 3.10m )

Featuring built in wardrobe, carpet flooring and window to rear.

## Bedroom Five

12' 3" x 10' 7" ( 3.73m x 3.23m )

Featuring space for wardrobe, carpet flooring and window to front.

## Family Bathroom

Built in bath with separate walk in shower, sink and window to rear.

## Loft

Partially boarded and insulated loft with loft hatch access via the first floor landing through fitted ladders.

## Rear Of Property

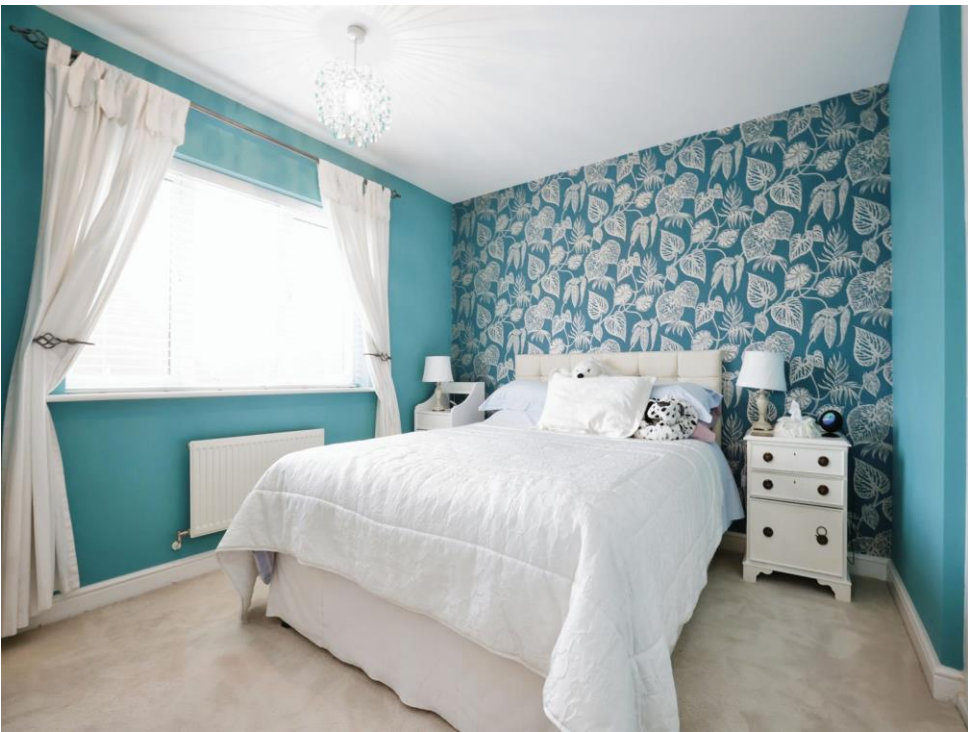
There is a lovely enclosed low maintenance rear garden which comprises of a large timber deck seating area with canopy which provides an ideal al-fresco dining and entertaining space.

## Garage & Parking

Detached double garage with up and over doors & light and power. Accessed via the rear of the property. In addition there is allocated off road parking to the rear for two to three cars and further on street parking to front. EV charging point to the rear.















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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25 Regent Street  
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**EPC Rating: C**

Tenure: Freehold

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