





Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, five bedroom, three storey property on Crowsfurlong in Coton Park, Rugby. Crowsfurlong boasts of modern features throughout and is a fantastic opportunity to purchase an ideal family home in a desirable and quiet location. In brief comprising of; entrance hall, downstairs WC, lounge, study/second reception room, open plan kitchen/diner, extended garden room, five generous size bedrooms with two en suite bathrooms, and family bathroom. Externally, there is a lovely enclosed rear garden, double garage & workshop, and driveway with allocated off road parking. This property further benefits from fitted shutter blinds, an EV charging point, newly fitted boiler (gas central heating) and double glazing throughout.

Situated on the popular Coton Park development. 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 arrange your exclusive viewing on this must see family home!

Approach

Low maintenance front lawn and shrubs. Pathway to main entrance door leading to;

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and understair storage space.

Downstairs Cloakroom

Low level WC, wash hand basin and window to the front aspect.

Lounge

15' 6" x 11' 10" (4.72m x 3.61m)

A spacious family lounge featuring an electric fireplace.

Study

11' 7" x 10' 3" (3.53m x 3.12m)

Versatile second reception room making a fantastic home office, snug, dining room. Featuring two windows to the front aspect.

Kitchen Diner/Garden Room

31' 11" Maximum x 22' 4" Maximum (9.73m Maximum x 6.81m Maximum)

A modern and spacious open plan kitchen/diner featuring an extended garden room area to the rear, wide range of wall and mount base units and a bespoke breakfast island. Integrated appliances are to include; double oven with extractor fan, fridge freezer, dish washer, sink + drain. There is additional space for washing machine and tumble dryer. There is an extended garden room to the rear

with a cosy, modern log burner and doors leading to the rear garden, and multiple sky light windows allowing for plenty of light.

First Floor Landing

First floor landing with built in storage cupboard plus an airing cupboard.

Bedroom One

16' 2" x 12' (4.93m x 3.66m)

Located on the first floor, this spacious master bedroom features a walk in dressing room area with built in wardrobes, and two windows to the front aspect.

En Suite One

Newly fitted en suite to the master bedroom with double walk in shower, low level WC, wash hand basin with storage and window to the rear aspect.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

Bedroom two is on the first floor, featuring a built in wardrobe and window to the rear aspect.

En Suite Two

En suite to bedroom two with walk in shower, low level WC, wash hand basin and window to the rear aspect.

Second Floor Landing

Second floor landing with skylight window.

Bedroom Three

11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom three is on the second floor, featuring built in wardrobe and two windows

to the front aspect.

Bedroom Four

15' 4" Maximum x 11' 8" Maximum (4.67m Maximum x 3.56m Maximum)

Bedroom four is on the second floor, featuring built in wardrobe, closet, skylight window and window to the front aspect.

Bedroom Five

15' 4" Maximum x 11' 10" Maximum (4.67m Maximum x 3.61m Maximum)

Bedroom five is on the first floor, featuring a built in wardrobe, closet, skylight window and window to the front aspect.

Bathroom

Fitted bathroom with free standing bath, low level WC, wash hand basin and skylight window.

Rear Of Property

Enclosed low maintenance rear garden with astro turf, patio area and side accessibility.

Garage/Outbuildings

17' 5" x 17' 5" (5.31m x 5.31m)

Double garage with electric door and light & power. There is also an additional outbuilding to the rear garden which is insulated and makes a fantastic home office/workshop.

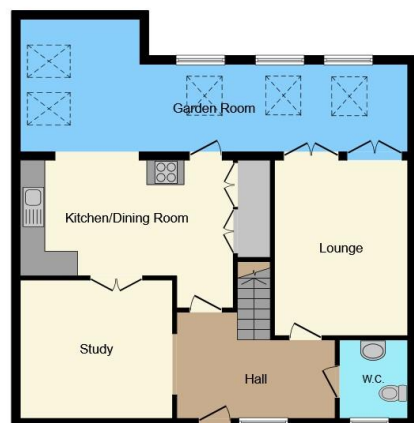
Parking

Driveway for allocated off road parking for four cars, plus further on street parking.





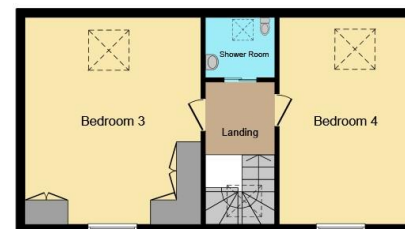




Ground Floor



First Floor



Second Floor

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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107296



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Property Ref: RBY107296 - 0007