



**Connells**

Nightingale Gardens  
Rugby





## Property Description

Connells are proud to bring to market this beautifully presented four-bedroom detached home, ideally located in the highly sought-after Coton Park development. Perfectly designed for modern family living, this property offers generous living space, stylish finishes, and a versatile layout to suit a variety of needs.

Upon entering the home, you're welcomed by a spacious entrance hall that leads to a convenient cloakroom, a generous lounge ideal for relaxing evenings, and a separate dining room perfect for entertaining. A further reception room/study offers flexibility for home working or use as a playroom.

The heart of the home is the stunning kitchen, featuring sleek quartz countertops, ample cabinetry, and space for casual dining. A utility room provides additional practicality and storage.

Upstairs, the property boasts four well-appointed bedrooms, including two with stylish en-suite shower rooms. The remaining bedrooms are serviced by a modern family bathroom, finished to a high standard.

Outside, the rear garden offers a tranquil space for family gatherings or outdoor play, while a driveway provides ample off-road parking. The double garage has been converted to an entertainment room which offers more entertaining space.

This is a fantastic opportunity to acquire a spacious and beautifully finished family home in a prime location with easy access to motorway networks and train services to Euston and Birmingham.

## Entrance Hall

Porcelain tiled floor, understairs storage cupboard, staircase to first floor.

## Lounge

21' 5" + bay x 11' 4" ( 6.53m + bay x 3.45m )  
Carpeted, double doors leading to hall & dining area, feature fireplace with surround and mantle over. Upvc double glazed bay window to front.

## Kitchen

22' 7" Max x 15' 1" ( 6.88m Max x 4.60m )  
Porcelain tiled flooring, central island with breakfast bar, dishwasher, space for American fridge freezer, electric blinds, quartz counter tops, double fan-assisted ovens, warming draw, five ring induction hob with extractor over., All kitchen appliances are Bosch. Upvc doors opening onto the rear garden.

## Utility Room

6' 5" x 5' 3" ( 1.96m x 1.60m )  
Porcelain tiled floor, plumbing for washing machine & tumble dryer, quartz counter tops, sink with mixer tap, boiler and Upvc door to rear garden.

## Family Room

12' 4" x 11' 9" ( 3.76m x 3.58m )  
Two double glazed skylights, underfloor heating, double glazed bi- folding doors, porcelain tiled floor.

## Cloakroom

Porcelain tiled floor, w/c & vanity wash hand basin. Heated towel rail.

## Dining Room/Study

11' 5" + Bay x 10' 7" ( 3.48m + Bay x 3.23m )

Kardene flooring, Upvc double glazed bay window, doors to kitchen & hallway.

## Landing

Carpeted, loft access with ladder, boarded and lighting providing lots of extra storage space, airing cupboard.

## Bedroom One

12' 4" x 15' 2" restricted height ( 3.76m x 4.62m restricted height )

Upvc window overlooking the rear garden, carpeted, two fitted wardrobes, dressing area,

## En-Suite

White suite comprising fully tiled shower cubicle with mixer shower, ceramic tiled floor, opaque window.

## Bedroom Two

10' 8" x 9' 8" ( 3.25m x 2.95m )

To front of property, Carpeted and fitted wardrobes.

## Guest Shower Room

White suite comprising fully tiled shower cubicle with mixer shower, ceramic tiled floor, opaque window.

## Bedroom Three

10' 8" x 11' 9" ( 3.25m x 3.58m )

Upvc window to front of the property, carpeted, fitted wardrobes.

## Bedroom Four

10' x 9' 5" ( 3.05m x 2.87m )

Upvc window to rear of property, fitted wardrobes, carpeted.

## Bathroom

10' x 9' 5" ( 3.05m x 2.87m )

Contemporary white suite with panelled bath, vanity wash hand basin, separate fully tiled shower cubicle with mixer shower, W/C, extractor fan, heated towel rail.

## Rear Garden

Part patio/deck, lawn area, side access, outside lighting across house and garage.

## Outbuildings

Double garage which has been converted to a games room with heating, lighting, electrics, fully insulated and laminate flooring.

## Parking

Double width driveway to easily accommodate parking for 4 large cars.



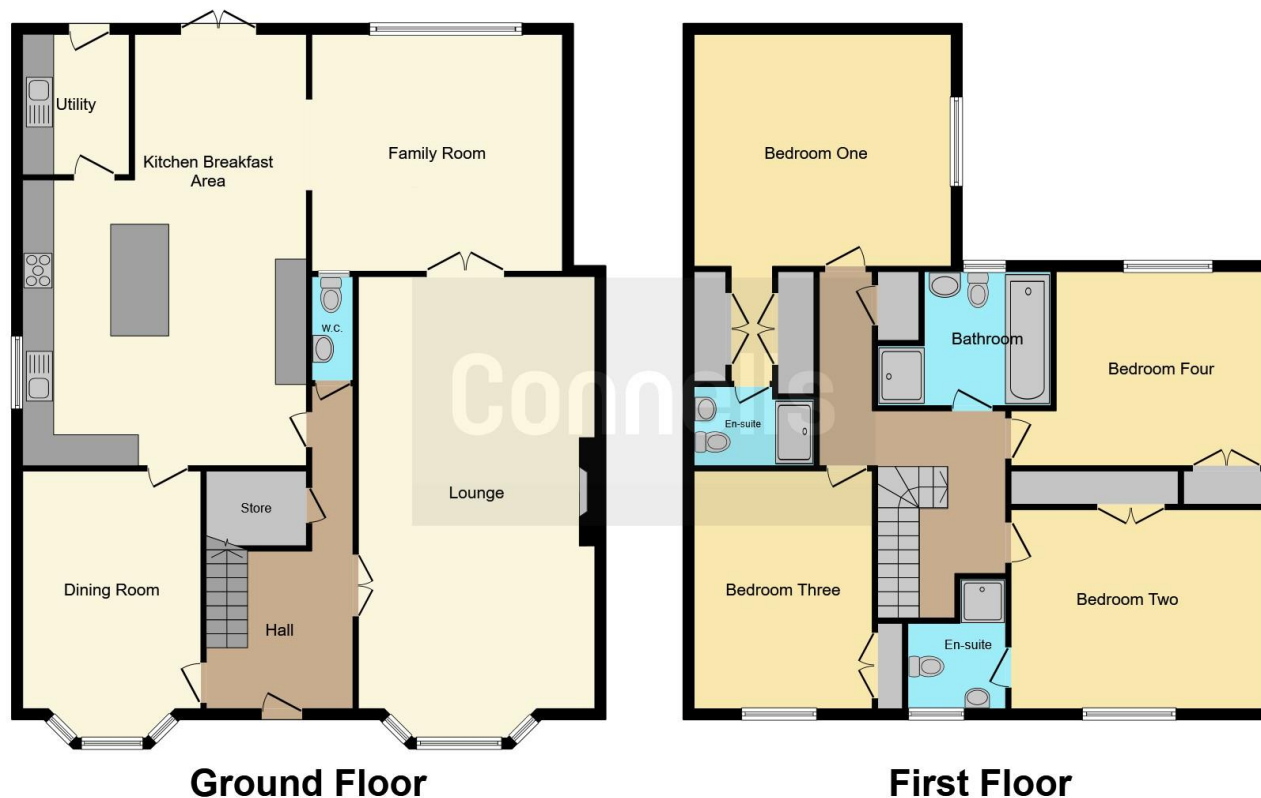












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25 Regent Street  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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