





Property Description

NO ONWARD CHAIN

Connells are pleased to bring to market the opportunity to acquire this delightful four bedroom, semi-detached family home on Sandpiper Close in Coton Park, Rugby. Sandpiper Close offers flexible living across three floors of accommodation, in brief comprising of; entrance hall, downstairs cloakroom, kitchen, lounge/diner, rear conservatory, four generous bedrooms with en suite to master, and family bathroom. Externally, there is a low maintenance rear garden, allocated off road parking plus a single garage. This property also benefits from gas central heating.

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 property!

Entrance Hall

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

Downstairs Cloakroom

Low level WC, sink and frosted window to the front aspect.

Kitchen

15' 6" x 9' 5" (4.72m x 2.87m)

Featuring a range of wall and mount base units, with integrated appliances including an oven with four ring electric hob and extractor fan, with additional space for a fridge freezer and washing machine. Bay window to the front aspect.

Lounge/Diner

16' 2" x 11' 7" (4.93m x 3.53m)

Spacious family lounge featuring electric fireplace, door leading to the conservatory and window to the rear aspect.

Conservatory

12' 3" x 8' 9" (3.73m x 2.67m)

Rear extended conservatory featuring double doors leading to the rear garden.

Landing

First floor landing with a water tank cupboard and built in storage cupboard.

Bedroom One

16' 8" Maximum x 12' 10" Maximum (5.08m Maximum x 3.91m Maximum)

The spacious master bedroom takes up the whole of the second floor and features two built in wardrobes and window to the front aspect.

En Suite

En suite off master bedroom with walk in shower, low level WC, sink and frosted window to the rear aspect.

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

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

Bedroom Three

11' 2" x 9' 4" (3.40m x 2.84m)

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

Bedroom Four

7' 9" x 6' 8" (2.36m x 2.03m)

Bedroom four is located on the first floor, featuring space for a wardrobe and window to the rear aspect.

Bathroom

The main bathroom is located on the first floor, with built in bath and shower, low level WC, sink and frosted window to the front aspect.

Garage

The property comes with a single garage to the side with a coach house above.

Parking

Allocated off road parking to the side.

Rear Of Property

Low maintenance rear garden with side access.









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 Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107610



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.

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