







### Property Description

Connells are delighted to bring to market the opportunity to acquire this stunning five bedroom detached home on Arkwright Avenue. Built by the prestigious Cala Homes in 2017, in brief comprising of; entrance hall, downstairs WC, snug/study, spacious open plan lounge kitchen dining area, utility, five generous bedrooms with en suite to master & family bathroom. Externally, there are landscaped front/rear garden, driveway & detached garage. This property has been seamlessly extended, upgraded/finished to an impressive & immaculate design throughout which is second to none.

Arkwright Avenue is nestled in a highly sought after idyllic area, within the secluded gardens of the Coton House Country Estate. This unique development is situated north of Rugby in the village of Churchover, offering a range of characterful yet contemporary living. Upon approach you are welcomed by a tree lined driveway and open fields views. Surrounded by picturesque countryside, this home offers the perfect blend of elegant living and energy efficiency.

The north of Rugby offers a great selection of High Street & independent shops, restaurants, bars and coffee shops. Close to fantastic transport links, including the M6, M1 and A14, Elliott's Field & 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.

Call us on today on 01788 579880!

### Approach

Upon approach you are presented with the fantastic view of the newly landscaped front and side of the property. The main entrance door is to the front behind architectural black fencing and leads onto;

### Entrance Hall

A welcoming and spacious entrance hall laid with tiled flooring, designer radiator with access to downstairs reception rooms, and stairs rising to the first floor landing with a newly laid carpet runner.

### Downstairs Cloakroom

Featuring a low level WC, oak pedestal hand basin, and an automatic light when opening.

### Snug

14' 8" x 11' 6" ( 4.47m x 3.51m )

A versatile reception space which makes a wonderful snug, study or even dining room. Featuring dual aspect bay windows to the front and side, feature coving and designer radiator.

### Lounge

22' 11" x 11' 8" ( 6.99m x 3.56m )

The dual aspect living room with modern wood-burning stove, charming bay window to the front aspect allowing for plenty of natural light. Feature coving and designer radiator. The spacious lounge is conveniently accessible from the entrance hall and from the kitchen/diner.

### Kitchen/Diner

28' 7" x 19' 3" ( 8.71m x 5.87m )

The kitchen/diner has been upgraded and extended by the current seller fit for a truly exquisite dining/social space. It features a luxurious range of real wood wall and mount

base units, Italian Concrete quartz worktops, two pull out pantry's, and a substantial breakfast island as the centre piece. The breakfast island also has additional fitted storage and a wine cooler. Integrated appliances include two ovens, induction hob and extractor fan, microwave, warming draws, dish washer, and larger than average double sinks & commercial tap. There is additional space for a double American fridge freezer. Above the dining table is a remarkable sky light window which is triple glazed with led lights and electric blind. This room also has new flooring tiles with underfloor heating, feature coving and designer radiators aluminium bi-folding doors with integrated blinds leading to the extended canopy and rear garden which is perfect for entertaining.

### Utility Room

The upgraded utility room off kitchen featuring space for a washing machine/tumble dryer and storage units. The boiler is also located here.

### Landing

First floor landing featuring a storage cupboard with the water tank, plus a loft hatch providing loft access to a spacious and boarded loft with fitted ladders. Access to upstairs reception rooms.

### Bedroom One

16' 9" x 11' 10" ( 5.11m x 3.61m )

The spacious master bedroom features built in wardrobes, dual aspect windows to the rear and side aspect, plus temperature control. The upstairs bedrooms have new fitted oak blinds and curtains.

### En Suite

En suite off master bedroom with a double walk in shower, low level WC, oak pedestal hand basin, and heated towel rail. Porcelain tiled floor.

### Bedroom Two

12' 9" x 11' 10" ( 3.89m x 3.61m )

Featuring a built in wardrobe, airing cupboard, and window to the rear aspect.

### Bedroom Three

10' 6" x 10' 3" ( 3.20m x 3.12m )

Featuring a built in wardrobe, dual aspect windows to the front and side aspect.

### Bedroom Four

11' 5" x 7' 2" ( 3.48m x 2.18m )

Featuring space for a wardrobe and window to the front aspect.

### Bedroom Five

7' 5" x 7' 2" ( 2.26m x 2.18m )

An ideal fifth bedroom, nursery or upstairs study, featuring space for wardrobe and window to the front aspect.

### Family Bathroom

Main bathroom with built in bath and fitted shower over, low level WC, oak pedestal hand basin, heated towel rail and frosted window to the side aspect. Porcelain tiled flooring.

### Rear Of Property

A newly landscaped and enclosed, private south facing rear garden laid to lawn with patio areas is the perfectly setting for entertaining.

### Garage

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

### Parking

The property comes with separate drive for off road parking for approximately two to three vehicles. Charging point for EV.















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)

To view this property please contact Connells on

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

Tenure: Freehold

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