



Connells

Long Hassocks  
Rugby



## Property Description

A modern and beautifully presented four bedroom detached family home located on the highly sought after Coton Park area of Rugby. In brief the accommodation comprises of entrance hall, cloakroom/wc, lounge, dining room, study/family room, spacious kitchen/breakfast room and separate utility room. To the first floor there is a bespoke study landing, four double bedrooms with en suite bathroom to the master bedroom, en suite shower room to the guest bedroom and a family bathroom. The boarded loft is accessed via bedroom 3.

To the rear of the property there is private rear garden, double garage. EV car charger and off street parking for two cars.

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.

## Entrance Hall

Grey tiled floor, understairs cupboard.

## Cloakroom

W/C & sink.

## Study

9' 6" x 8' 10" ( 2.90m x 2.69m )  
To rear of property, wood effect floor.

## Lounge

22' 9" Into Bay x 12' 11" Into Bay ( 6.93m Into Bay x 3.94m Into Bay )  
Carpeted, feature fireplace with wood burner, patio doors to rear.

## Dining Room

14' 1" into Bay x 12' 4" Into Bay ( 4.29m into Bay x 3.76m Into Bay )  
To side of property, bay window, wood effect grey floor.

## Kitchen / Diner

23' 10" x 14' 5" ( 7.26m x 4.39m )  
Wall & base units, gas hob, window to side, tiled floor patio doors to side.

## Utility Room

6' x 5' 7" ( 1.83m x 1.70m )

Off kitchen, plumbing for washing machine & tumble dryer, door to garden.

## Landing

Bespoke office space, window to front, low level timed lighting.

## Bedroom One

14' 7" Restricted Height x 13' 9" & Wardrobe ( 4.45m Restricted Height x 4.19m & Wardrobe )

Skylight & window, carpeted, fitted wardrobes, panelled walls, dressing area.

## En - Suite

Vinyl tiled floors, w/c, sink. bath & shower.

## Bedroom Two

13' 2" & Wardrobes x 9' 9" ( 4.01m & Wardrobes x 2.97m )

To front of property, fitted wardrobes.

## Bedroom Three

10' 10" x 10' & Wardrobes ( 3.30m x 3.05m & Wardrobes )

To rear of property, fitted wardrobes, carpeted, loft access.

## Bedroom Four

9' & Wardrobe x 11' 2" ( 2.74m & Wardrobe x 3.40m )

To front of property, carpeted, fitted wardrobes.

## En- Suite

Shower, w/c & sink.

## Bathroom

Bath & double shower, w/c & sink, vinyl tiled floor, window to rear.

## Loft Space

Access via bedroom three.

## Rear Garden

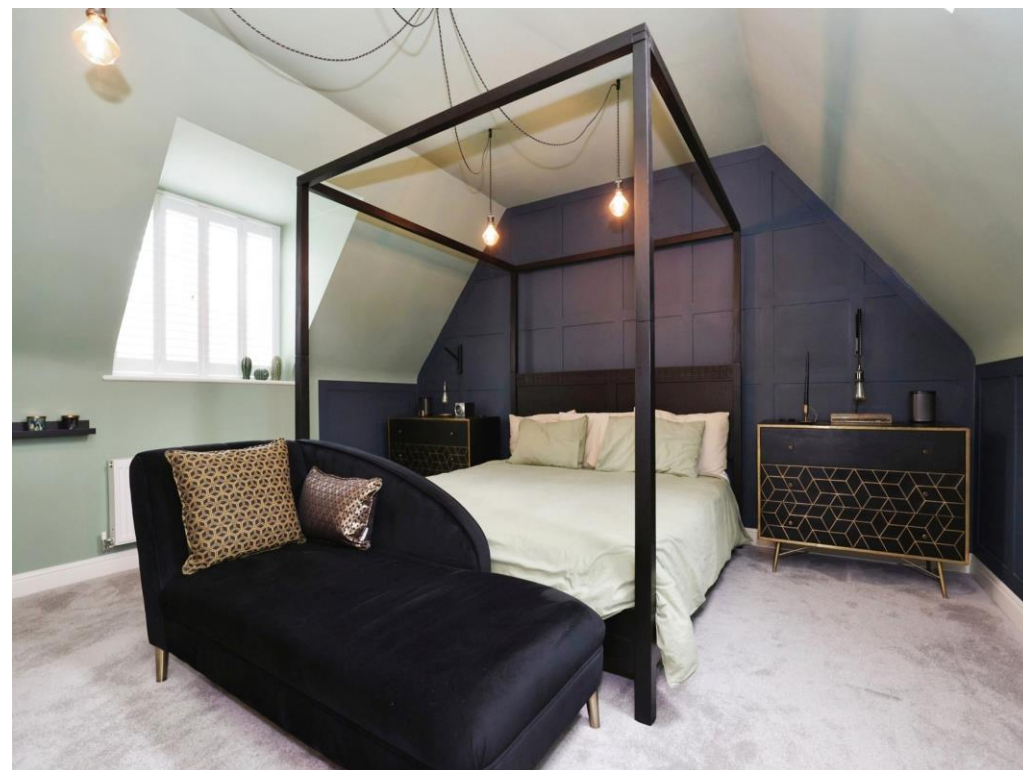
Patio area & lawn.

## Parking

Two parking spaces, double garage with electric & Lights.

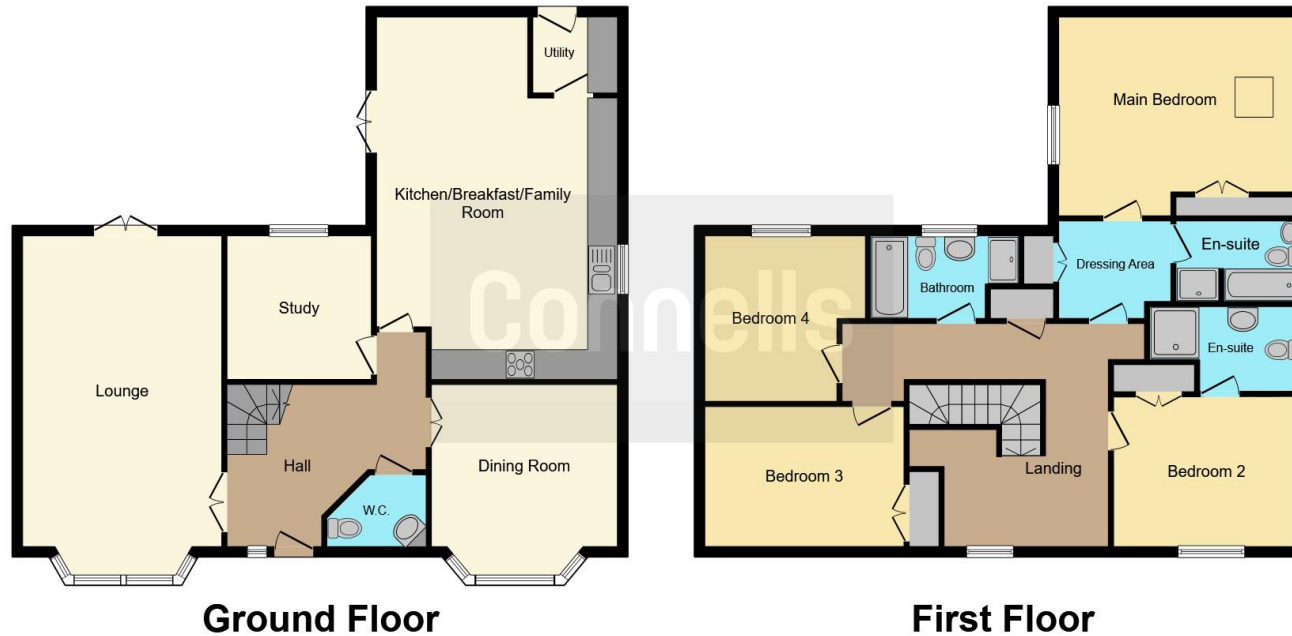
## Special Features

EV Charger, superfast fibre broadband, CAT6 data installed throughout (74 ports), wifi access points, zoned heating, light up wardrobes, beautifully decorated throughout.









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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**EPC Rating: C**

Tenure: Freehold

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