



**EDWARD KNIGHT**  
ESTATE AGENTS

3 SHORT FISHERS WALK, COTON PARK, RUGBY, CV23 0GR

£580,000





#### PROPERTY SUMMARY

This spacious, executive home is located in arguably the best position within the Coton Park development, in popular North Rugby. The property is perfectly situated on Short Fishers Walk, a quiet and picturesque walk with views of rolling countryside and local suburban rooftops. This modern detached property features a gated driveway with double garage providing ample off-road parking accessed at the rear of the property from neighbouring road "Two Pike Leys".

This fantastic five bedroom property has been particularly well kept by the current occupiers (one owner from new) since 2007. The versatile living accommodation is set over three floors and includes a cloakroom, kitchen/dining/family room, utility room, formal dining room, living room and ground floor study.

The first floor boasts a bright and airy landing, master suite with adjoining four piece bathroom and dressing area with wardrobes, two further bedrooms and a modern family bathroom.

The second floor offers two further large bedrooms which are serviced by an adjoining shower room.

Externally the property includes a pretty well kept front garden with pathway and iron fencing, creating a welcoming entrance to the front of the property. The rear garden is a great size, it includes a large lawned area and raised decked entertaining area to the rear, all of which is made private and enclosed by a brick built wall.

The lovely family home is ideal for both local families and commuters thanks to the fantastic



Coton Park community and its convenient access to the M1/M6 Motorway network and Rugby Railway Station.

#### LOCATION

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes.

Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.



#### GROUND FLOOR

##### ENTRANCE HALL

10' 7" x 7' 4" (3.23m x 2.24m)

##### CLOAKROOM

4' 8" x 2' 9" (1.42m x 0.84m)

##### LIVING ROOM

17' 5" x 11' 4" (5.31m x 3.45m)

##### DINING ROOM

11' 4" x 8' 6" (3.45m x 2.59m)

##### OPEN PLAN KITCHEN/LOUNGE/DINER

20' 4" x 18' 1" (6.2m x 5.51m)

##### STUDY

9' 7" x 7' 2" (2.92m x 2.18m)

##### FIRST FLOOR

##### LANDING

17' 1" x 7' 8" (5.21m x 2.34m)







**MASTER BEDROOM**

17' 1" x 11' 7" (5.21m x 3.53m)

**DRESSING ROOM**

5' 9" x 9' 3" (1.75m x 2.82m)

**ENSUITE**

9' 9" x 6' 2" (2.97m x 1.88m)

**BEDROOM TWO**

13' 1" x 9' 3" (3.99m x 2.82m)

**JACK AND JILL BATHROOM**

9' 4" x 7' 0" (2.84m x 2.13m)

**BEDROOM FIVE**

11' 3" x 9' 3" (3.43m x 2.82m)

**SECOND FLOOR**

**BEDROOM THREE**

18' 2" x 11' 2" (5.54m x 3.4m)

**BEDROOM FOUR**

17' 5" x 11' 5" (5.31m x 3.48m)

**SHOWER ROOM**

8' 0" x 6' 3" (2.44m x 1.91m)

**DOUBLE GARAGE**





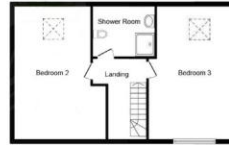
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Ground Floor



First Floor



Second Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		