



**EDWARD KNIGHT**  
ESTATE AGENTS

4 TWO PIKE LEYS, RUGBY, CV23 0GS

£450,000







## PROPERTY SUMMARY

We are delighted to present this immaculate four/five bedroom detached family home located within the ever popular Coton Park development within Coton Park development. This property is perfect for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

In brief, the spacious accommodation comprises of an entrance hall, sitting room/fifth bedroom, W.C, utility room, refitted modern kitchen/breakfast room, living room with bay fronted window, and dining room with hide and slide doors leading onto the rear garden. To the first floor there are four well proportioned bedrooms and family bathroom; the master benefitting from an ensuite.

The garden is beautifully presented, professionally landscaped rear garden with spacious patio and brick paved pathways. To the front, there is established planting with single garage and driveway providing off road parking.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street office.



## LOCATION

The property is situated in a particularly convenient location for commuters with good access to major motorway networks including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. Elliot's Field Shopping Centre with its major department stores and restaurants are again just a short walk, as well as Tesco Superstore, Cineworld and Nuffield Health Gym. Warwickshire Wild Life Trust Swift Valley Park Nature Reserve is just a short distance away.









#### ENTRANCE HALL

14' 5" x 8' 7" (4.39m x 2.62m)

#### W.C

6' 10" x 5' 2" (2.08m x 1.57m)

#### LIVING ROOM

23' 7" x 11' 4" (7.19m x 3.45m)

#### SITTING ROOM/BEDROOM FIVE

12' 4" x 11' 8" (3.76m x 3.56m)

#### DINING ROOM

11' 1" x 10' 1" (3.38m x 3.07m)

#### KITCHEN/BREAKFAST ROOM

16' 7" x 14' 0" (5.05m x 4.27m)

#### UTILITY ROOM

10' 5" x 5' 4" (3.18m x 1.63m)



#### LANDING

#### MASTER BEDROOM

13' 5" x 13' 2" (4.09m x 4.01m)

#### ENSUITE

8' 4" x 4' 7" (2.54m x 1.4m)

#### BEDROOM TWO

11' 6" x 10' 8" (3.51m x 3.25m)

#### BEDROOM THREE

13' 3" x 12' 0" (4.04m x 3.66m)

#### BEDROOM FOUR

9' 4" x 7' 11" (2.84m x 2.41m)

#### BATHROOM

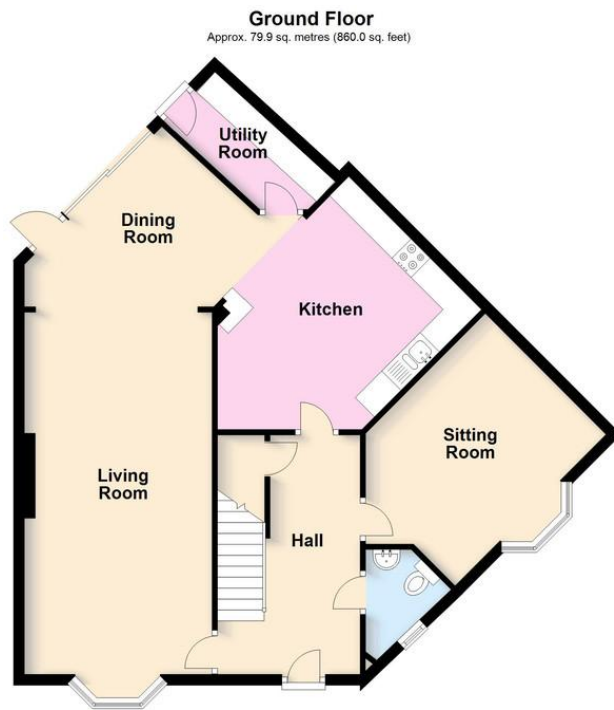
8' 5" x 5' 5" (2.57m x 1.65m)

#### GARAGE

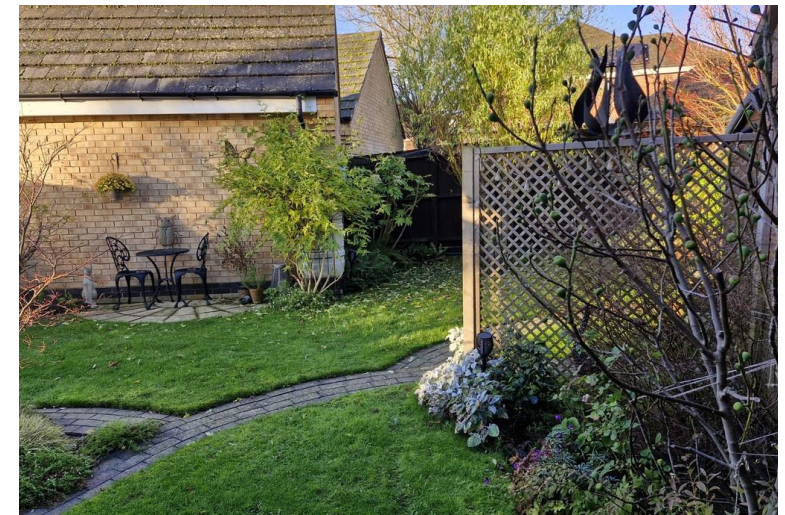
16' 8" x 8' 11" (5.08m x 2.72m)







Total area: approx. 144.6 sq. metres (1556.6 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		