



EDWARD KNIGHT
ESTATE AGENTS

55 COTON PARK DRIVE, COTON PARK, RUGBY, CV23 0WL

GUIDE PRICE £500,000





SUMMARY

A stylishly presented Executive Detached Residence in the Coton Park area which is located to the North of Rugby Town Centre. Offering well proportioned rooms over three floors the accommodation on offer briefly comprises : Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Guest WC, Five Bedrooms set over two floors with a Family Bathroom, Two En-Suites, Storage and Spacious Landings. Additionally the property offers a Low Maintenance Front Garden, Gated Driveway, Double Garage, Block Paved Parking Area and a Lawned Rear Garden.

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. 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.

ENTRANCE HALL

Composite part glazed front door with double glazed window adjacent. Karndean flooring. Understairs cupboard. Stairs to first floor. Radiator. Doors to Lounge, Dining Room, Guest WC & Kitchen. Nest controller.



LOUNGE

20' 4" x 11' 5" (6.2m x 3.48m)
Double glazed window to the front aspect and double glazed French doors to the rear. Two radiators (one of which is modern vertical fitting). Coving.



DINING ROOM

11' 4" x 9' 0" (3.45m x 2.74m)
Double glazed window to the front. Radiator. Coving.

KITCHEN/DINER

14' 26" x 14' 2" (4.93m x 4.32m)

Double glazed window and French Doors to the rear. Three skylight windows. Door to Utility Room. Integrated oven and microwave. Integrated induction hob with extractor. Integrated dishwasher. Space for oversized fridge/freezer. Sink/drainers with mixer tap. Inset spotlights. Sunken Belfast style sink. Range of base and eye level units with under counter feature lighting. Vertical radiator.

UTILITY ROOM

6' 5" x 5' 8" (1.96m x 1.73m)

Composite door onto patio and garden. Wall mounted Worcester energy saving digital boiler with warranty. Additional sink/drainers plus cupboards and work surface. Space and plumbing for washing machine plus a further appliance (such as a dryer). Ceramic tiled flooring. Small radiator.

GUEST WC

Double glazed window to the front. Half height tiling. Low WC with inset flush control. Heated towel rail. Wash hand basin set upon vanity unit with mixer tap. Continuation of hallway flooring.

FIRST FLOOR LANDING

Stairs to top floor. Double glazed window to the front. Radiator. Airing cupboard. Doors off to bedrooms 2,4 & 5. Door to family bathroom. Coving.

BEDROOM TWO

14' 0" x 11' 5" (4.27m x 3.48m)

Double glazed window to the front. Radiator. Door to ensuite. Fitted wardrobes. Coving.

ENSUITE

Double glazed window to the rear. Radiator. Shower cubicle. Low flush WC. Pedestal wash hand basin. Half height tiling. Extractor. Large fully tiled shower area. Inset spotlights.



BEDROOM FOUR

11' 4" x 9' 0" (3.45m x 2.74m)

Double glazed window to the rear. Built in wardrobe. Radiator. Coving.

BEDROOM FIVE

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to the front. Radiator. Coving. Built in cupboard.

FAMILY BATHROOM

Double glazed window to the rear. Underfloor heating.







Low WC with inset flush controls. Wash hand basin set into vanity unit. Tiled floor. Majority tiled walls. Freestanding bath with modern high stand mixer tap and shower attachment. Additional separate double shower unit. Heated towel rail. Inset spotlights.

TOP FLOOR LANDING

Double glazed window to the front. Radiator. Cupboard. Doors off to Bedroom One and Bedroom Three. Coving.

BEDROOM ONE

17' 1" x 11' 5" (5.21m x 3.48m)

Double glazed windows to the front and to the side. Two radiators. Two fitted wardrobes. Door into Ensuite.

ENSUITE (JACK AND JILL)

Serving both top floor bedrooms. Underfloor heating. Tiled floor. Skylight to the rear. Impressively refitted and re-apportioned large enclosed shower cubicle with seating area and recess storage areas. Dual wash hand basins set upon vanity units with mixer taps. Low WC with inset flush controls. Heated towel rail. Extractor.

BEDROOM THREE

17' 1" x 9' 1" (5.21m x 2.77m)

Split (with a partition wall) to form an office area and a dressing room. Door to shared Ensuite. Radiator. Windows to the front and to the side. Inset spotlights. Loft access hatch.

FRONT GARDEN

Enclosed by box hedging and low level metal gate. Pathway leading to front door. Low maintenance stone chippings. Timber side gate into rear garden.

GATED PARKING

Accessed around the side of the property via a block paved area. Double wooden gates into the rear of this property. Block paving for several cars which leads to

double garage.

DOUBLE GARAGE

Metal up and over door. Power and light connected. Storage in the roof space.

GARDEN

Enclose primarily by timber fencing. Substantial sandstone patio with fire pit feature. Low maintenance borders with white gravel plus some small trees and shrubs. Leads directly onto parking area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		