



MATTHEW JAMES

Property Services



31 Begonia Way, Rugby, CV23 0YB

£400,000

**** COME AND SEE THE PROPERTY FOR YOURSELF - CALL US NOW TO BOOK ** COME AND SEE THE PROPERTY FOR YOURSELF - CALL US NOW TO BOOK **** FOUR BEDROOMS... DETACHED... MASTER EN-SUITE... BRAND NEW... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING FOR TWO VEHICLES AND A GARAGE... UTILITY ROOM... CUL-DE-SAC LOCATION OVERLOOKING GREEN. **** PART EXCHANGE AND HOME CHANGE AVAILABLE *** 5% DEPOSIT PAID **** Located on the sought after Coton Park development, this beautiful 'Hornsea' style four bedroom detached property really does need to be viewed. Its located in a quiet cul-de-sac location and private to the front overlooking a greenery. Having parking for two cars and a garage, its perfect for those that commute as the motorway network is just a short drive away. Is this the perfect next home for you and your family? Briefly comprising off off road parking for two vehicles, garage, entrance hallway, living room, open plan kitchen dining room with integrated appliances and space for an American style fridge freezer, utility room, ground floor cloakroom, four bedrooms, master en-suite, family bathroom with shower over bath and rear garden. Call us now to book for the open house day!

Front Garden

Entrance Hallway

Living Room

Open Plan Kitchen Dining Room

Utility Room

Ground Floor Cloakroom

First Floor Landing

Master Bedroom

Master En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

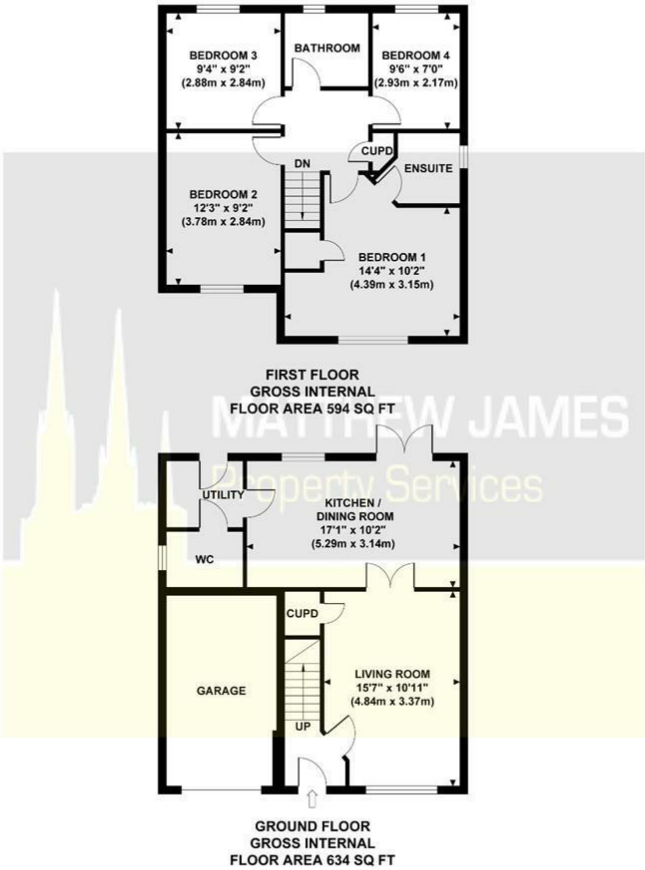
Family Bathroom

Rear Garden

Floor Plan

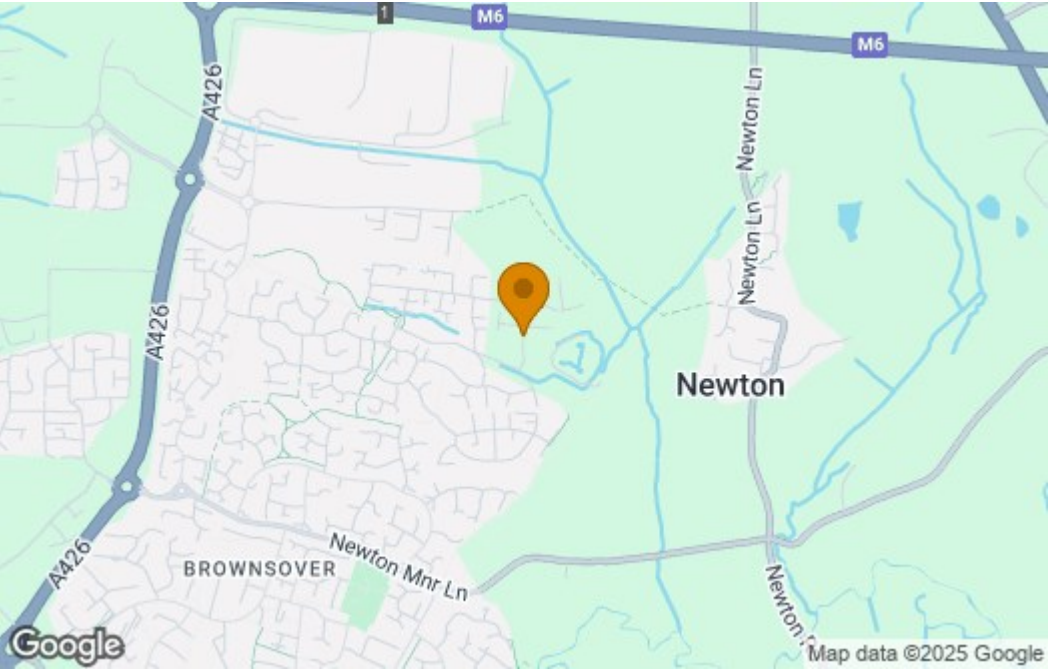
THE HORNSEA

Approximate Gross Internal Area 1228 sq ft / 114.10 sq m

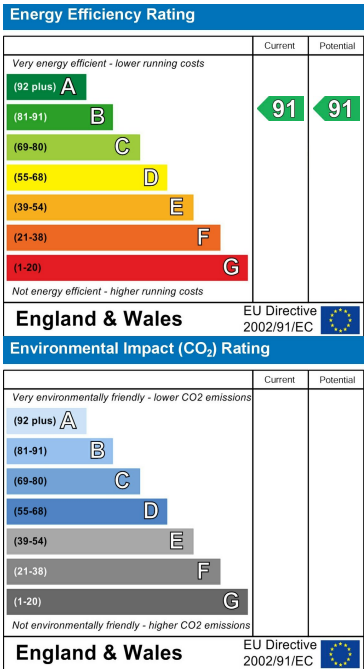


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter