

Oxlip Close, Coton Meadows,

Offers Over £430,000

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Oxlip Close, Coton Meadows, , Rugby

Welcome to this stunning detached five-bedroom family home located on Oxlip Close in the desirable town of Rugby. Built in 2018, this modern property offers a generous living space of 1,389 square feet, making it perfect for families seeking comfort and style.

As you enter, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The property boasts three bathrooms, providing ample facilities for a busy household.

Set on a large end plot, this home benefits from a substantial rear garden, perfect for outdoor activities, gardening, or simply relaxing in the sun. The driveway accommodates three cars, complemented by an additional single garage, ensuring that parking is never a concern.

Situated in a sought-after area, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its modern features and spacious design, this new build offers a wonderful opportunity to create lasting memories in a lovely community.

Do not miss the chance to make this exceptional family home your own.

All room measurements and floor areas provided in this listing are approximate and for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as precise measurements. Prospective buyers are advised to verify all dimensions independently and satisfy themselves as to their accuracy before making any decisions or commitments.

Entrance Hall
Doors to

Study 8'4" x 10'0" (2.55 x 3.05)
Carpeted throughout, Double glazed window, radiator.

Living Room 10'6" x 16'1" (3.21 x 4.91)
Carpeted throughout, Double glazed window, radiator.





W/C 5'11" x 2'11" (1.81 x 0.9)
Low flush wc. Wash hand basin. Radiator. Window to front.

Kitchen/Dining Room 26'7" x 8'6" (8.11 x 2.6)
Top And Bottom Wall Units, Gas hob, Extractor, Fridge/freezer, Double Glazed Windows, French Door To Garden And Doors To

Utility Room 9'2" x 5'4" (2.8 x 1.63)
Top And Bottom Wall Units, Door To Garden.

Landing
Doors to

Bedroom One 8'7" x 12'7" (2.63 x 3.84)
Carpeted throughout, Fitted wardrobes, Double glazed window, radiator.

Bedroom Two 8'10" x 8'3" (2.71 x 2.53)
Carpeted throughout, Double glazed window, radiator.

Bedroom Three 7'1" x 8'4" (2.18 x 2.55)
Carpeted throughout, Double glazed window, radiator.

Bedroom Four 12'0" x 8'4" (3.66 x 2.55)
Carpeted throughout, Double glazed window, radiator.

Family Bathroom 8'0" x 5'6" (2.45 x 1.69)
Low flush WC. Wash hand. Panelled bath with shower over. Radiator. Extractor fan.

Bedroom Five 11'0" x 10'0" (3.37 x 3.07)
Carpeted throughout, Fitted Wardrobes, Double glazed window, radiator. Doors to

Ensuite 6'5" x 5'11" (1.98 x 1.81)
W/C, wash hand basin, and enclosed single shower cubicle.

Garden
Paved path. Laid to lawn. Fully enclosed with timber fencing.

Garage
Single Garage With Electric Door

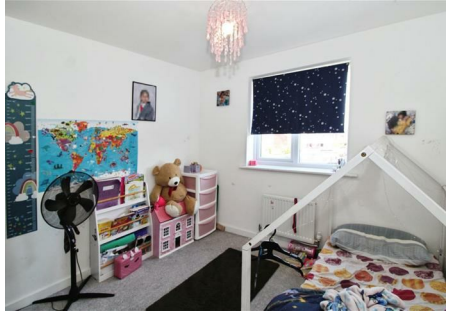






About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





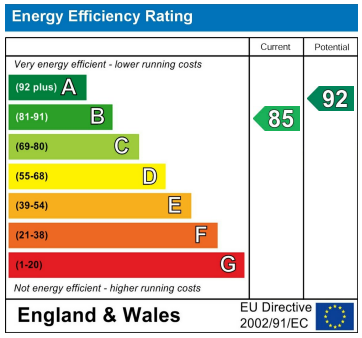

Ground Floor
Floor area 64.1 sq.m. (690 sq.ft.)

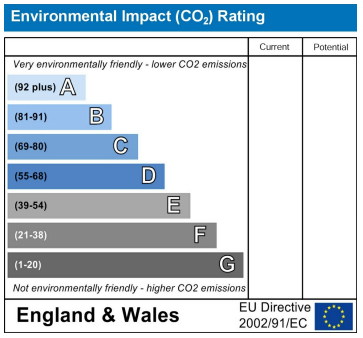
First Floor
Floor area 64.1 sq.m. (690 sq.ft.)

Total floor area: 128.1 sq.m. (1,379 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io







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