Scan me to get a detailed property report & valuation on your house!



Chervil Way, Coton Meadows

Asking Price £369,950

complete ESTATE AGENTS

Chervil Way, Coton Meadows, Rugby

Nestled in the desirable area of Coton Meadows, Rugby, this nearly new three-bedroom detached house on Chervil Way offers a perfect blend of modern living and comfort. Built in 2024, the property boasts a contemporary design that is sure to appeal to families and professionals alike. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The fully fitted kitchen is a highlight of the home, equipped with modern appliances and ample storage, making it a delightful space for culinary enthusiasts.

The property features three well-proportioned bedrooms, ensuring plenty of space for family members or guests. The master bedroom benefits from an en suite bathroom, providing a private sanctuary for your daily routines. Additionally, there is a second bathroom conveniently located for the other bedrooms and guests. Outside, the landscaped garden offers a serene retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The detached garage adds further convenience, providing secure parking and additional storage options. This property is an excellent opportunity for those seeking a modern home in a vibrant community. With its thoughtful design and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this stunning house your new home.

Entrance Hall 6'4" x 6'0" (1.94 x 1.84)
Stairs to first floor. Doors to.

Lounge 18'7" x 10'3" (5.67 x 3.13)
Radiator. French doors to garden.

Kitchen 9'1" x 9'5" (2.78 x 2.89)
An impressive fully fitted kitchen with quartz worktops One and a half bowl stainless steel under counter sink with mixer above. Built in dishwasher. Halogen hob with extractor above. Fan assiisted electric oven. Built in tall fridge/freezer. Base and eye level uints. Tiled floor. Window to front.

Dining Area 11'7" x 8'9" (3.54 x 2.68)
Radiator. Cloaks cupboard. Tiled floor. Window to front and side aspect.





Utility Room 6'6" x 5'2" (2.00 x 1.59)
Wall mounted cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Integrated washing machine. Space for tumble dryer. Tiled floor. Door to side.

Cloakroom
Low flush WC. Wash hand basin. Radiator.

First Floor Landing
Window. Storage cupboard. Doors to

Bedroom One 18'3" x 10'4" (5.57 x 3.15)
Window to rear. Radiator.

Dressing Area
Built in sliding mirrored wardrobes.

En Suite 6'11" x 3'10" (2.13 x 1.17)
Glazed large walk in shower with fitted power shower. Low flush WC. Wash hand basin. Radiator. Window to side.

Bedroom Two 10'4" x 9'2" (3.17 x 2.81)
Radiator. Window to front and side.

Bedroom Three 9'2" x 7'6" (2.81 x 2.30)
Radiator. Window to front.,

Bathroom
Panelled bath. Low flush WC. Wash hand basin. Tiled splash areas. Radiator. Window to side.

Outside Rear Garden
The garden has been recently landscaped with a lovel patio to the rear with a further paved barbeque area behind the garage. Fully enclosed by timber fencing with gravel shrub planted area. Paving and stione chippings off the lounge accessing the rear patio. p

Detached Garage
Detached brick garage with up and over door. Useful loft storage area. Power and light connected. Ample off road parking for 2/3 vehicles.

Front Garden
Timber picket fence. Shrub hedging. Laid to lawn. Paved path to front.







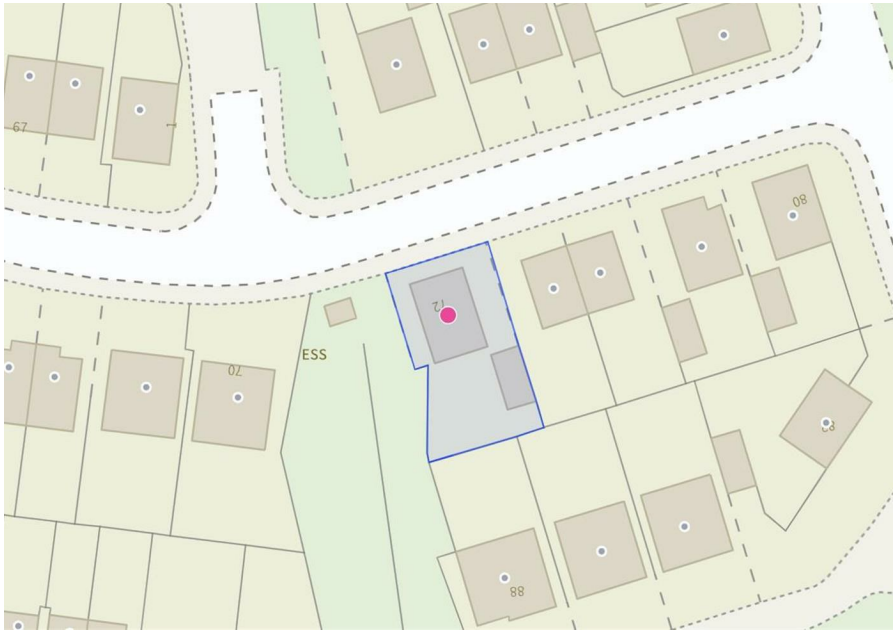
About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on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

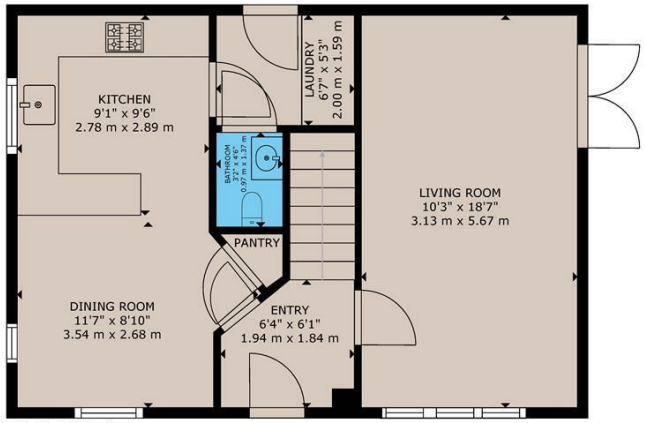
Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



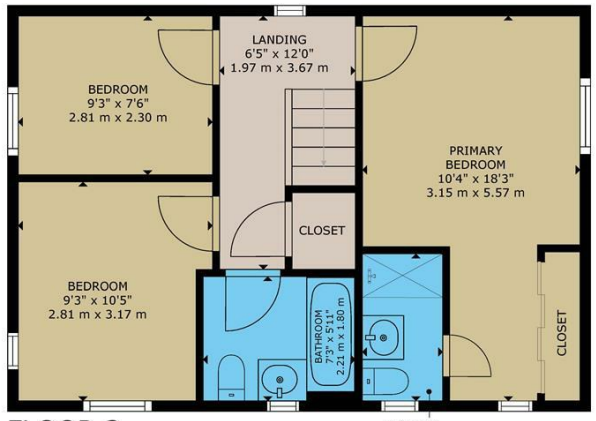






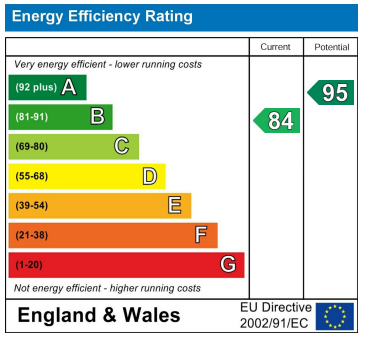


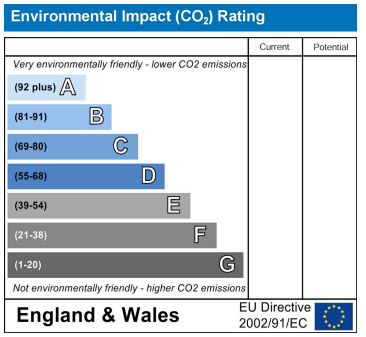
FLOOR 1



FLOOR 2

PRIMARY
BATHROOM
3'10" x 7'0"
1.17 m x 2.13 m





GROSS INTERNAL AREA
FLOOR 1: 495 sq. ft, 46 m², FLOOR 2: 488 sq. ft, 45 m²
TOTAL: 983 sq. ft, 91 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk