



5 Vetch Walk, Rugby, Warwickshire, CV23 0FL

HOWKINS &  
HARRISON

5 Vetch Walk, Rugby,  
Warwickshire, CV23 0FL

Guide Price: £420,000

Tucked away in a private quiet location of the popular residential location of Coton Park, this beautifully presented four bedroom detached property set over three floors offers an impressive, newly fitted sun room, three double bedrooms and two en-suite shower rooms.

### Features

- Popular residential location
- Immaculate four bedroom detached home
- Accommodation set over three floors
- Three double bedrooms
- Two en-suites
- Sun room with bamboo flooring
- Single garage and off-road parking
- Gas central heating
- Modern fitted kitchen



## Location

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliotts Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.



## Ground Floor

An inviting entrance hall with stylish porcelain tiled flooring flows through to the impressive, open plan kitchen/dining room. The contemporary kitchen is fitted with a stylish grey high gloss kitchen with complementing worksurfaces, a central island with seating area, a five-ring gas hob, double oven, and an integrated dishwasher. Double doors lead seamlessly into a stunning floor to ceiling glazed sunroom with bamboo flooring, creating a bright and versatile living space overlooking the garden. A spacious sitting room fitted with solid wooden flooring is located to the front aspect, with a bay window affording plenty of natural light. A useful downstairs cloakroom with wash hand basin and WC completes the ground floor accommodation.





## First and Second Floor

To the first floor are two generous double bedrooms, one benefiting from a beautifully re-fitted modern en-suite shower room featuring a walk-in tiled shower, a floating vanity unit with wash hand basin, WC and heated towel radiator. Bedroom three is currently utilised as a home office, while a modern well-appointed family bathroom serves the remaining rooms on this floor. Occupying the entire second floor, the impressive principal suite offers a dedicated dressing area with fitted wardrobes and a further en-suite bathroom, creating a luxurious private retreat.

## Outside

Situated on Vetch Walk the picturesque approach to the property offers a feeling open space, the property is tucked way behind a mature hedge with a well planted front garden. The rear of the property enjoys a landscaped and private rear garden with access to the single garage and off-road parking.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

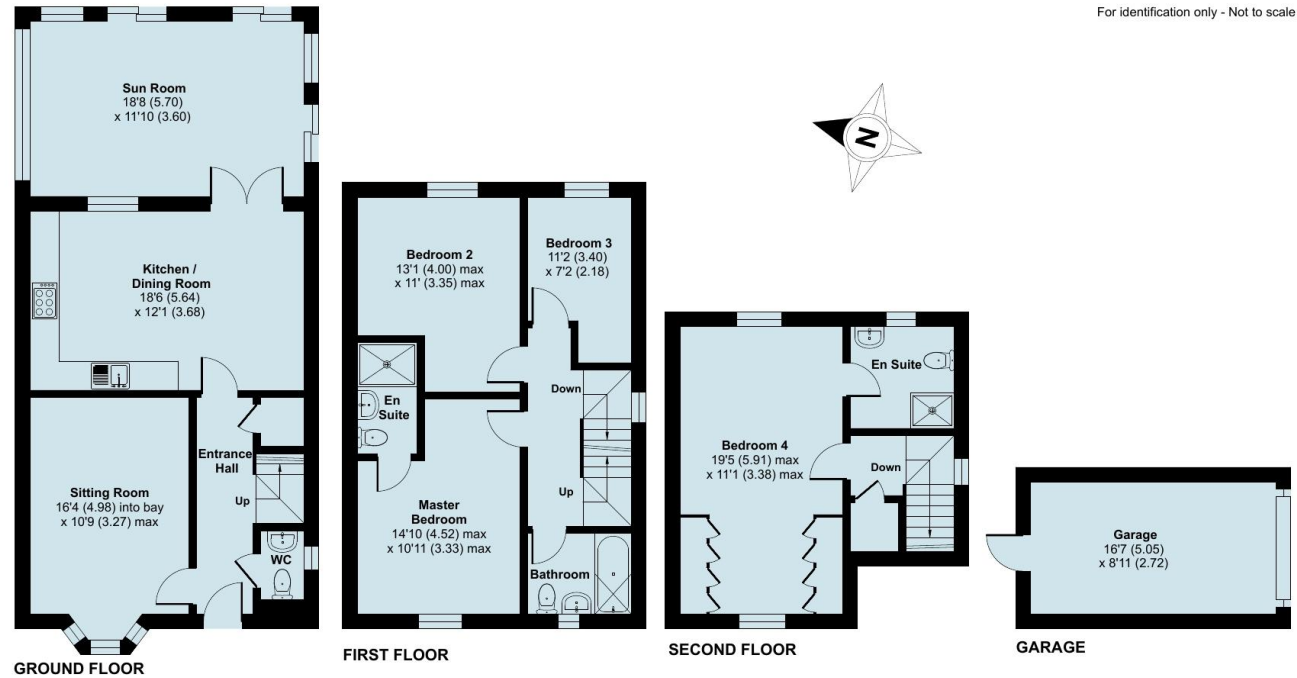
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – E.

Awaiting EPC

## Vetch Walk, Rugby, CV23

Approximate Area = 1593 sq ft / 147.9 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1741 sq ft / 161.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1470342

## Howkins & Harrison

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