



19 Shearwater Drive

RUGBY, CV23 0WY

Henry James
The **Rugby** Property Expert

**The
Property
Experts**



If you're dreaming of living in a spacious family home with plenty of space for children to play, perfect for entertaining family and friends and with excellent local schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Detached Home

Four Spacious Bedrooms

Bathroom, Cloakroom and Ensuite

Single Garage & Driveway Parking

Open Plan Kitchen Diner

Attractive Front & Rear Gardens

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Amenities Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this ideal family home on Shearwater Drive! This generous townhouse offers four bedrooms, a spacious living room, an open plan kitchen-diner, a bathroom, a cloakroom, an ensuite to the master bedroom and a detached single garage with a driveway able to comfortably accommodate two cars with one more in the garage for a total of three parking spots.

Outside, this beautifully presented four-bedroom semi-detached family home offers a very spacious rear garden. This garden is very well maintained and is bordered by mature flowers and shrubs that are beautifully arranged. What's more there is a spacious decked area which makes the perfect place for alfresco dining and barbecues in the summertime. The rear garden offers an external tap and outdoor lighting. Additionally, you have access to the single garage from the garden through a private corridor at the end of the garden.

Situated in the ever-popular neighbourhood of Coton Park on the North side of Rugby. This family home benefits from easy access to Coton Park Play Area, Betony Road Play Park as well as the Great Central Walk, Oxford Canal Walk and Swift Valley Country Park. It is close to Central Park Shopping Centre, Elliot's Field Retail Park and Junction One Retail Park all of which offer access to a variety of cafes, restaurants, big-brand high-street shops, gyms and leisure facilities for you to enjoy.

Rugby Free Primary School is within walking distance. Rugby also offers the options of Lawrence Sheriff and Rugby High grammar schools and of course, the world famous Rugby School.. This stunning home benefits from excellent public transport links with regular bus routes linking it to Rugby Train Station and Rugby Town Centre. Rugby Train Station offers a direct line to London Euston and Birmingham New Street. It also benefits from easy access to Rugby's network of motorways with the M6 and the M1 nearby.



The Seller's View

"Our favourite room has always been the kitchen-dining living space. It's the heart of the home. It's perfect for both quiet mornings with coffee and lively evenings with friends and family. It's a space that naturally brings everyone together."

"We have loved the fact that we have so much outdoor space to enjoy in the warm weather and the fact that we have lovely countryside walks right at our doorstep."

"It has been such a pleasure making memories in this house. However, it's time to move on and we look forward to finding somewhere that fits our family's evolving lifestyle."



"Our favourite room – The Kitchen/Diner"

Directions

From M6 use the 2nd from the right lane to take the slip road to A426. At the roundabout, take the 2nd exit onto A426. At the roundabout take the first exit to Central Park Drive. At the next roundabout, take the third exit to Coton Park Drive. Continue driving and turn right onto Nightingale Gardens then turn left onto Shearwater Drive. Turn left to stay on Shearwater Drive and 19 Shearwater Drive, Rugby, CV23 0WY will be on the right

Services

Mains gas, mains electricity, mains water and ultrafast broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - D

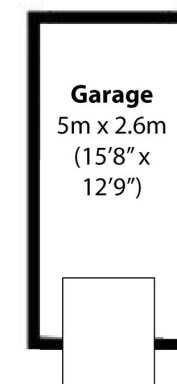
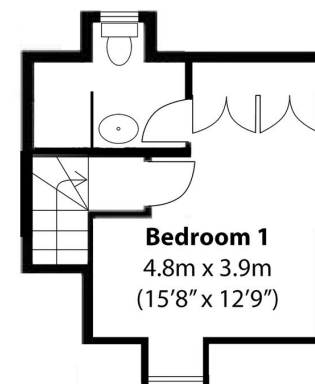
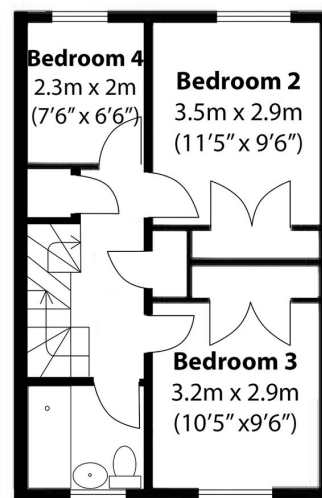
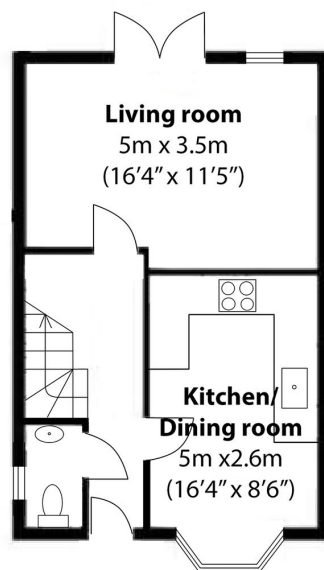
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

Town Centre 2.8 miles
Primary Schools 0.7 miles
Train Station 1.9 miles
Motorway links 1.4 miles
Airport 29.8 miles
Nearest City 13.7 miles
Bus Stop 0.2 miles
University 14.8 miles
Hospital 10.9 miles

Shearwater Drive, Rugby, CV23



Total area = 117 sq.m. / 1259 sq ft
House - 104 sq.m. / 1119 sq ft
Garage - 13 sq.m. / 139 sq ft

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (82+)	
B (81-81)	
C (80-80)	80
D (79-79)	
E (78-78)	
F (77-77)	
G (76-76)	
Not energy efficient - higher running costs	
England, Scotland & Wales	80

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the world's first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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