



Connells

Longstork Road
RUGBY



Property Description

Connells are proud to bring to market the opportunity to acquire this stunning five bedroom, three storey, detached family home on Longstork Road, Coton Park, Rugby. This luxurious home has been upgraded by the current sellers to a modern and stylish specification, with versatile living accommodation across three floors. In brief, the property comprises of; entrance hall, downstairs WC, generous lounge, study, open plan kitchen/diner, snug, utility room, external garden room, five double bedrooms and three bathrooms. Externally, there is a secluded landscaped rear garden, conservatory, double garage, and allocated off road parking. This property also benefits from a new boiler, gas central heating, and double glazing throughout.

Situated on the popular Coton Park development. Coton Park is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Entrance

A welcoming and spacious entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

With low level WC and wash hand basin.

Study

Home office featuring a window to the front aspect.

Lounge

A generous family lounge featuring a modern media wall and window to the front aspect.

Kitchen/Diner

A beautifully upgraded, well-proportioned kitchen/diner, featuring a range of wall and mount base units for plenty of storage, with integrated appliances including an oven, microwave, induction hob & extractor fan, plus sink & drain. There is also space for a dishwasher, a bespoke breakfast bar, and windows to the rear aspect.

Utility

Utility room off the kitchen/diner, featuring wall and mount base units, space for a washing machine and tumble dryer, plus a door providing access to the rear garden.

Snug

Snug, which also makes for an ideal dining room or versatile reception space, located off the kitchen/diner, featuring bi folding doors which lead to the rear garden room.

Garden Room

An external covered garden room to the rear of the property, providing a fantastic seating area ideal for relaxing or socialising.

Landing

First floor landing with a built in airing cupboard and window to the front aspect.

Bedroom One

An expansive, light and airy principle bedroom featuring built in wardrobes, a walk in closet, and window to the front aspect. Located on the first floor.

En Suite

En suite off bedroom one with a double walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the rear aspect. This contemporary en suite also has heated flooring. Located on the first floor.

Bedroom Two

Featuring a built in wardrobe and window to the rear aspect. Located on the first floor.

Family Bathroom

The family bathroom is off bedroom two, with an extra deep built in bath and rainfall shower over, low level WC and sink unit with storage, heated towel rail, and frosted window to the rear aspect.

Bedroom Three

Featuring a built in wardrobe and window to the front aspect. Located on the first floor.

Bedroom Four

Featuring built in wardrobes, Velux window allowing for plenty of light, plus a window to the front aspect with fitted shutter blinds. Located on the second floor.

Bedroom Five

Featuring built in wardrobes, Velux window allowing for plenty of light, plus a window to the front aspect with fitted shutter blinds. Located on the second floor.

Shower Room

A jack and jill shower room off bedrooms four and five, with a walk in shower, low level WC and sink unit with storage, and Velux window.

Rear Garden

A lovely low maintenance, recently renovated rear garden with side accessibility.

Conservatory

An external, practical and versatile conservatory/workshop space off the garage, with heat and light.

Double Garage

A detached double garage with a new electric door, light and power.

Parking

This property comes with allocated off road parking.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

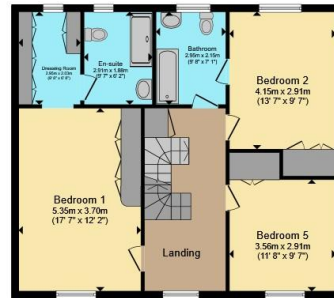




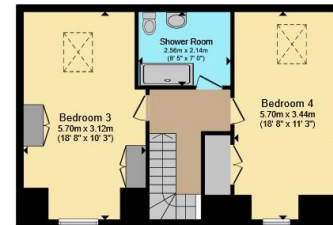




Ground Floor



First Floor



Second Floor



Garage

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108217



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RBY108217 - 0005