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Meadow Furlong, Coton Meadows
Guide Price £390,000

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ESTATE AGENTS

Meadow Furlong, Coton Meadows, Rugby

Meadow Furlong, Coton Meadows, Rugby, this impressive three-storey four bedroom detached home offers a perfect blend of modern living and comfort. Built in 2007, the property spans an ample 1,582 square feet, providing generous space for families or those who enjoy entertaining. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and social gatherings. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and welcoming atmosphere. The property boasts spacious bedrooms, ensuring ample accommodation for family and guests alike. The master suite features an en suite bathroom, providing a private sanctuary for your daily routines. In addition to the bedrooms, this home includes three bathrooms, thoughtfully designed to cater to the needs of a busy household. A converted garage offers a versatile space that can serve as a gym or office, perfect for those who work from home or wish to maintain an active lifestyle. One of the standout features of this property is the delightful decked balcony on the first floor, which provides a lovely outdoor space to enjoy morning coffee or evening sunsets. The study adds an extra layer of functionality, making it easy to create a quiet workspace away from the hustle and bustle of family life. With its modern design and thoughtful layout, this detached house is an excellent opportunity for anyone seeking a stylish and practical home in a sought-after location. Don't miss the chance to make this wonderful property your own.

Entrance Hall

Entered via part glazed composite door. Radiator. Herringbone pattern flooring. Doors to

Cloakroom / Utility Room 6'3" x 5'10" (1.91 x 1.80)

Low flush WC. Wash hand basin. Plumbing for an automatic washing and tumble dryer space. Base and eye level units. Radiator. Herringbone pattern flooring. Window to side.

Study 10'9" x 8'0" (3.28 x 2.44)

Radiator. Herringbone pattern flooring. Window to front.

Living Kitchen / Dining / Family Room 23'7" x 16'4" max (7.19 x 4.98 max)

Kitchen fitted in 2023 by Wren Kitchen. Contemporary modern stylish units in a modern matt finish with built in fan assisted delectric double oven with gas hob and extractor above. Single drainer sink with mixer tap above. Space for an american stayle fridge / freezer. Eye level units. Tall larder uits. Herringbone pattern flooring throughout.

Dining / Living Area. Herringbone pattern extends through from the garden. Radiator. Window to side. Upvc french doors accessing garden.



First Floor Landing

Linen Cupboard

Living Room 19'3" x 10'9" (5.89 x 3.28)

Radiator. Window to front. Double glazed doors leading to sun deck.

Balcony / Sun Deck 16'4" x 9'10" (4.98 x 3.02)

Spacious decked area ideal for relaxing in the evening.sun.

Jack & Jill Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower over. Radiator. Window to rear.

Bedroom 4 13'1" x 9'3" (3.99 x 2.82)

Radiator. Window to front.

Second Floor Landing

Bedroom 2 14'2" x 9'6" (4.32 x 2.92)

Radiator. Window to front.

Bedroom 3 10'5" x 9'6" (3.18 x 2.90)

Radiator. Window to rear.

Bathroom

Low flush WC.Wash hand basin. Panelled bath wityh shower over. Radiator. Window to rear.

Main Bedroom 14'6" x 9'6" (4.42 x 2.90)

Wardrobe. Radiator. Window to front.

En Suite

Large walk in shower with glazed screen. Tiled splash areas. Low flush WC. Wash hand basin. Radiator. Window to rear.

Drive Through Carport

Electric roller door with useful covered parking giving access to Detached Garage

Garage

Currently used as a gym. Ideal for someone working from home.. Entered via double glazed doors. Power and light connected with useful loft storage.

Garden

Patio area. Majority of the garden is laid to lawn. Play area behind th egarage which is laid to bark chippings. Fully enclosed by panel fencing.

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

Agents Note

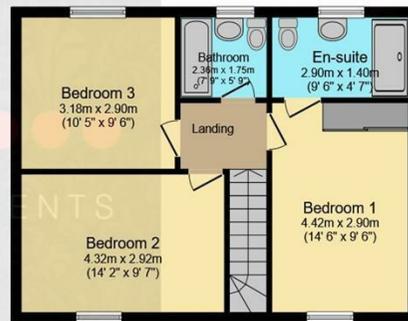
Wren kitchen installed 2023 and has a 5 year warranty.
New Gas Boiler 2021
Flooring to Hall, study and Kitchen / Dining layed 2024



Ground Floor
Floor area 51.0 sq.m. (549 sq.ft.)



First Floor
Floor area 48.0 sq.m. (517 sq.ft.)



Second Floor
Floor area 48.0 sq.m. (517 sq.ft.)

Total floor area: 147.0 sq.m. (1,582 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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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