Dixwell Way, Coton House Estate

Guide Price £290,000

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Dixwell Way, Coton House Estate, Rugby

Complete Estate Agents are proud to present this delightful three-bedroom semi-detached home on Dixwell Way, Coton House Estate, Rugby. Built in 2016, the property offers a stylish, contemporary design that is perfectly suited to first-time buyers, families, or professionals seeking modern, low-maintenance living.

Measuring approximately 786 square feet, the house features a welcoming reception room, ideal for both relaxing and entertaining, along with a well-appointed kitchen and a thoughtfully designed bathroom to meet the needs of everyday life. It also boasts a south-facing enclosed rear garden with beautiful views across the countryside, providing a perfect outdoor space for relaxation or family enjoyment. Outside, the property benefits from convenient parking for two vehicles, adding to its practicality.

Situated in a sought-after residential area, the home enjoys a peaceful setting on the the exclusive Coton House Country Estate, while still being within easy reach of Rugby's amenities, including shops, schools, and leisure facilities. This attractive semi-detached property represents a fantastic opportunity to join a friendly community in a modern home.

Do not miss the chance to make this lovely property your new home – early viewing is highly recommended.

Parking
Parking for two vehicles

Entrance

Kitchen/Diner
Integrated washing machine, dishwasher, electric oven, electric hob and extractor fan - UPVC doors out to garden

Living room
UPVC Doors out to garden and feature fireplace

Master Bathroom
Shower over bath

Master Bedroom

Bedroom Two

Bedroom Three

Rear Garden

Large Enclosed Garden

Entrance to Cul-De-Sac

Viewing - Strictly by prior appointment via Complete Estate Agents due to it being a private estate

Estate Information

Estate Information - The Coton House Estate is subject to an amenity management charge each year. This is in place to cover the upkeep of the estate such as the trees, lawned areas, private roads and lighting.

Annual Estate Charge circa £1,200 per annum

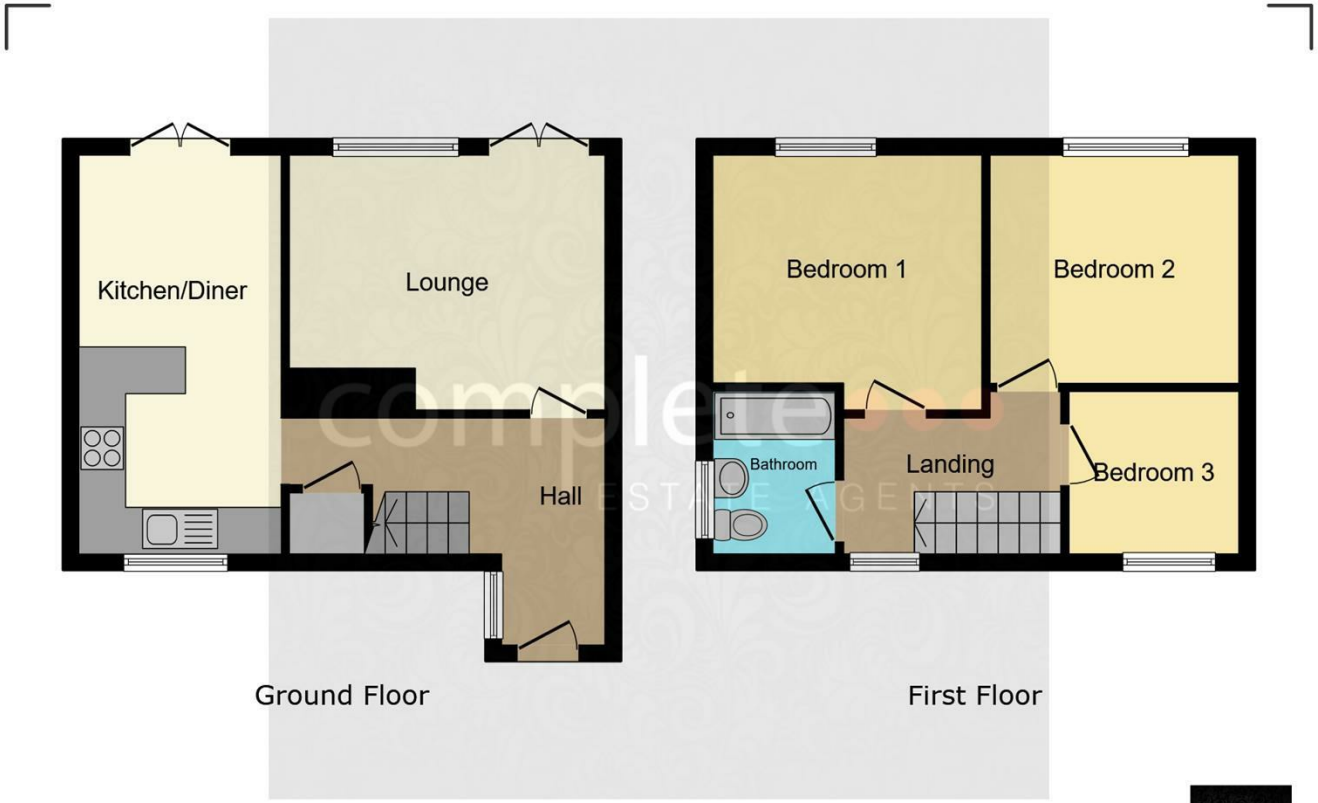
About Rugby

Situated on the exclusive Coton House Country Estate

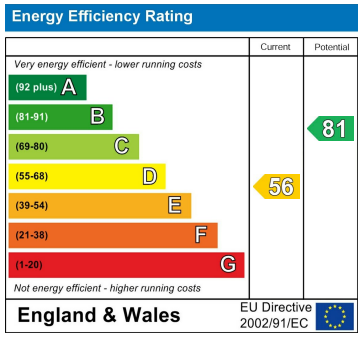
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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

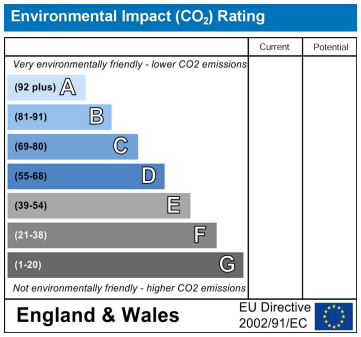
Rugby Borough Council

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



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





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

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