





Property Description

Connells are pleased to bring to market the opportunity to acquire this well-proportioned and conveniently located, detached family home on Coton Park Drive in Coton Park, Rugby. In brief, this property has versatile living accommodation across two floors, and comprises of; entrance hall, downstairs cloakroom, generous lounge, dining room/study, open plan kitchen/diner, four double bedrooms with en suite to master and family bathroom. Externally, there is a low maintenance rear garden, allocated off road parking and single garage. This property also benefits from gas central heating and double glazing.

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 family home!

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understair storage cupboard.

Downstairs Cloakroom

With low level WC, sink and window to the rear aspect.

Lounge

Spacious family lounge featuring a fireplace and windows to the front and side aspect.

Dining Room/Study

A versatile second reception space ideal for a dining room, study or playroom. Features window to the front aspect.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven, electric hob and extractor fan, fridge freezer, and sink + drain. There is additional appliance space for a washing machine and tumble dryer. Door leading to the rear garden plus a window to the rear aspect.

Landing

First floor landing with a built in airing cupboard and loft hatch providing loft access.

Bedroom One

The master bedroom features two built in wardrobes and window to the front aspect.

En Suite

En suite off bedroom one with a walk in shower, low level WC, sink and frosted window to the front aspect.

Bedroom Two

Featuring a built in wardrobe and window to the front aspect.

Bedroom Three

Featuring a built in wardrobe and window to the side aspect.

Bedroom Four

Featuring space for a wardrobe and window to the rear aspect.

Family Bathroom

Main bathroom with a built in bath and shower over, low level WC, sink and window to the rear aspect.

Rear Garden

A good size rear garden laid to lawn with patio area, garden shed and side accessibility.

Garage

A single adjoined garage with light and power & an up and over door.

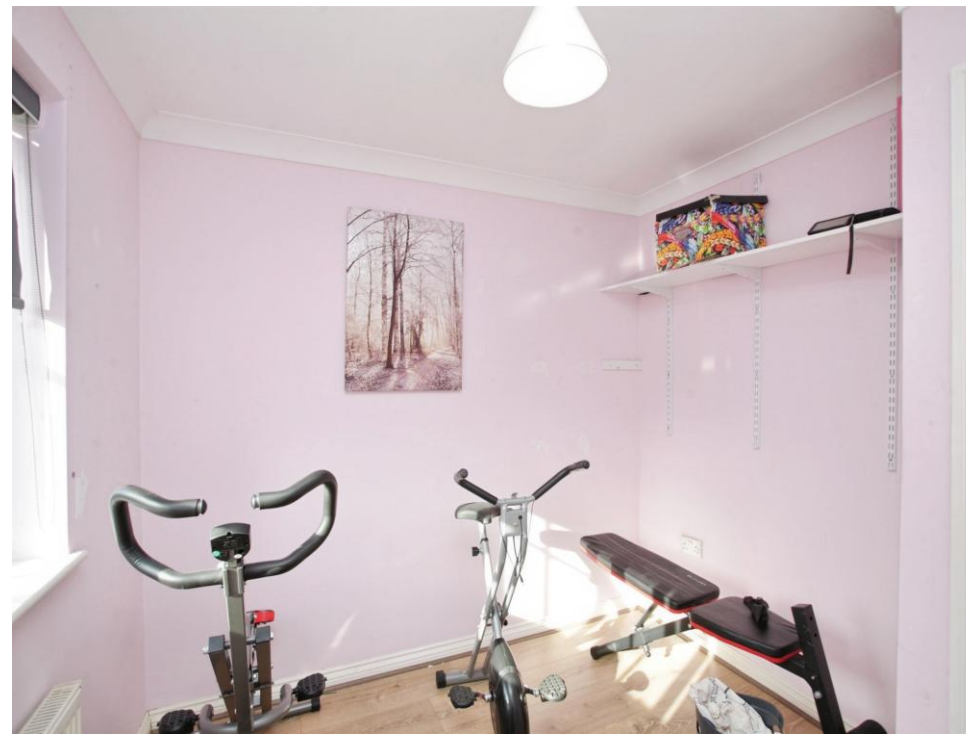
Parking

This property has allocated off road parking for approximately two vehicles in addition to the garage.

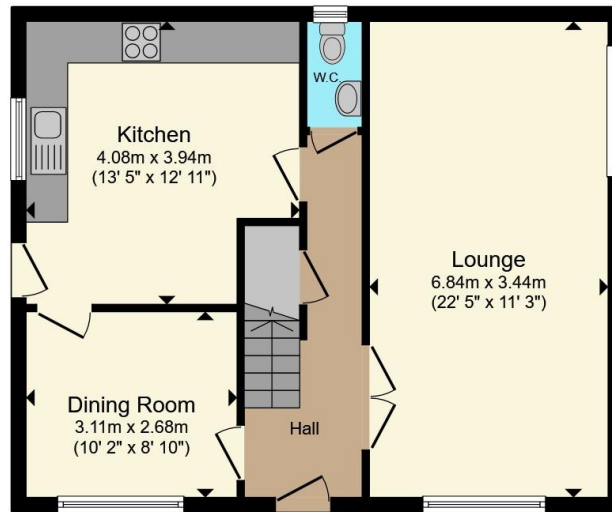
Buyer Aml Fee

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.

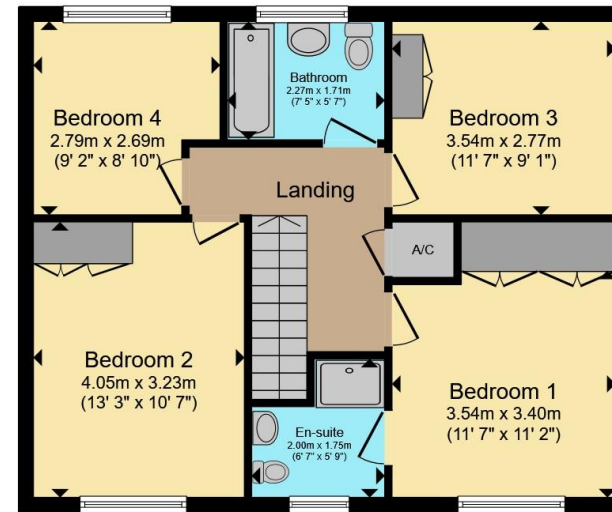








Ground Floor



First Floor

Total floor area 115.0 m² (1,237 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108143



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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