28 Long Hassocks
Coton Meadows
RUGBY
CV23 0JS

Guide Price £600,000

- FIVED BEDROOM
- LOUNGE, DINING ROOM, AND STUDY
- TWO ENSUITES
- DOUBLE GARAGE
- CLOSE TO AMENITIES
- DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM AND UTILITY
- FOUR PIECE FAMILY BATHROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- ENERGY EFFICIENCY RATING B

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A well presented, five bedroom, detached family home located in the popular area of Coton Meadows. In brief the accommodation comprises; entrance hall, lounge, study, dining room, kitchen/breakfast room, utility room and downstairs w.c. To the first floor there are five bedrooms, an ensuite shower room, an ensuite bathroom, and a further family bathroom. This property additionally benefits from a double garage, off road parking for several vehicles, and a rear garden with a large patio area and lawn.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby Railway Station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks close by along with a multi-screen cinema, restaurants, and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises
Entry via front entrance door into:

Entrance Hallway
Stairs rising to first floor. Radiator. Understairs storage cupboard. Doors off to lounge, w.c., dining room, study, and kitchen.

Lounge
20'7" x 13'8" (6.29m x 4.17m)
Window to front. Radiator. Double doors opening to rear garden. Double doors to hallway.

Dining Room
16'4" x 10'10" (4.98m x 3.31m)
Two windows to front. Double doors to hallway. Radiator.

Study
12'6" x 9'9" (3.82m x 2.98m)
Window to side. Radiator.

Kitchen/Breakfast Room
22'5" x 15'3" (6.84m x 4.67m)
Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit with mixer tap over. Built in oven with gas hob and extractor over. Integrated fridge/freezer. Tiled floor. Radiator. Window to rear. Double doors opening to rear garden. Door to:

Utility Room
5'8" x 5'3" (1.73m x 1.62m)
Base units with work surface space. Space and plumbing for a washing machine. Space for a tumble dryer. Window to side.

Downstairs W.C.
With wash hand basin, low level w.c., and pedestal wash hand basin. Half height tiling to walls.

First Floor Landing
Radiator. Doors off to bedrooms and bathroom.

Bedroom One
19'1" x 15'3" (5.82m x 4.67m)
Window to side. Skylight window. Built in wardrobes. Radiator. Door to:

Ensuite Bathroom
With suite to comprise; panelled bath with central mixer tap, separate shower cubicle, pedestal wash hand basin and low level w.c. Half height tiling. Window to side.

Bedroom Two
14'3" x 12'6" (4.35m x 3.82m)
Window to front. Built in wardrobe. Radiator. Door to:

Ensuite Shower Room
With suite to comprise, shower cubicle, wash hand basin, and low level w.c. Window to side aspect.

Bedroom Three
13'7" x 10'11" (4.16m x 3.33m)
Window to front. Built in wardrobe. Radiator.

Bedroom Four
10'6" x 9'8" (3.22m x 2.96m)
Window to rear. Built in wardrobe. Radiator.

Bedroom Five
10'11" x 8'3" (3.33m x 2.52m)
Window to front. Built in storage cupboard. Radiator.

Bathroom
With suite to comprise; panelled bath, separate tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls. Chrome ladder radiator. Window to front elevation.

Front Garden
Laid to block paving for several vehicles. Brick walls and iron railings. Further off road parking with access to:

Double Garage
19'10" x 19'8" (6.06m x 6.0m)
Two doors. Boarded eaves storage area. Door to rear garden. Window to rear.

Rear Garden
Mainly laid to lawn with large patio area. Shrub border. Enclosed by timber fencing.

Agents Note
Local Authority: Rugby
Council Tax Band: G
Energy Efficiency Rating: B

GROUND FLOOR
1543 sq.ft. (143.4 sq.m.) approx.

1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

TOTAL FLOOR AREA : 2696 sq.ft. (250.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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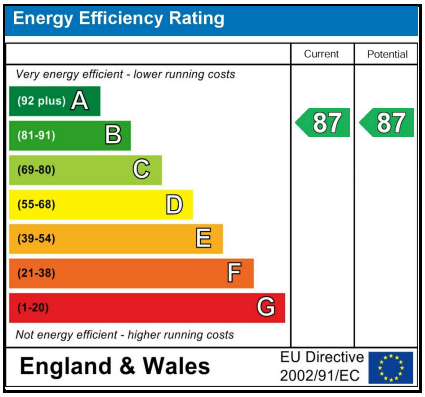

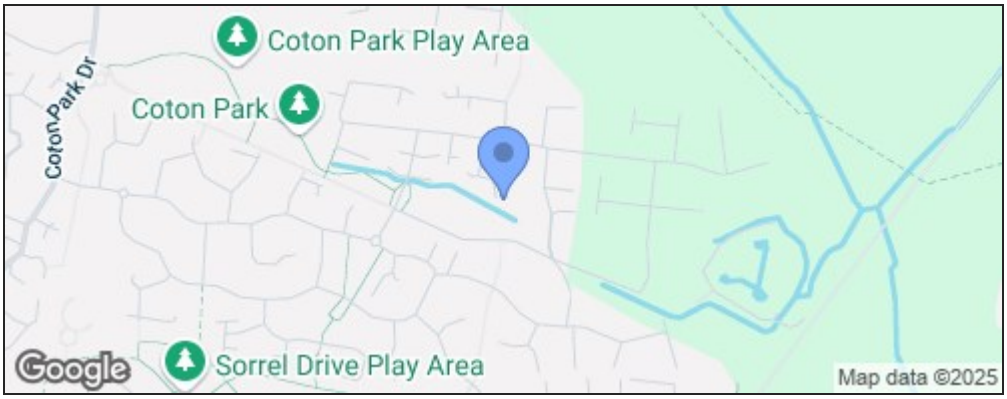

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