2 Oxlip Close
Coton Meadows
RUGBY
CV23 0JQ

£380,000

- FOUR BEDROOM
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- DETACHED FAMILY HOME
- STUDY
- UTILITY ROOM
- ENSUITE SHOWER ROOM
- ENERGY EFFICIENCY RATING B

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached property located in the popular residential area of Coton Meadows. In brief the accommodation comprises; entrance hall, lounge, study, kitchen/diner, utility room, and downstairs w.c. to the ground floor. To the first floor there are four bedrooms, an ensuite shower room, and a family bathroom. Externally there is off roak parking, a single garage and an enclosed rear garden. This property additionally benefits from upvc double glazing throughout, and central heating.
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 covered entrance. Obscure glazed composite entrance door into:

Entrance Hall
Laminate flooring. Radiator. Central heating thermostat. Dog leg staircase rising to first floor. Doors off to:

Lounge
13'1" x 3'6" (3.99m x 1.07m)
Window to front. Radiator.

Study
10'7" x 9'6" (3.23m x 2.92m)
Window to front. Radiator.

Kitchen/Diner
20'2" x 9'3" (6.15m x 2.84m)

Dining Area
French doors opening to rear garden. Radiator.

Kitchen Area
Fitted with a range of base and eye level units. Roll top work surface space. One and a half bowl stainless steel sink and drainer. Built in oven and hob with extractor over. Built in fridge/freezer. Space and plumbing for a dishwasher. Laminate flooring. Window to rear.

Utility
Integrated washing machine. Space for a tumble dryer. Work surface space. Central heating boiler. Electricity consumer unit. Door to rear. Door to:

Downstairs WC
Low flush w.c. Wash hand basin with tiled splash back. Radiator with thermostat control. Obscure glazed window to side.

First Floor Landing
Window to side. Storage cupboard. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One
11'3" x 10'7" (3.43m x 3.25m)
Window to rear. Radiator. Central heating thermostat. Door to:

Ensuite Shower Room
Shower cubicle. Pedestal wash hand basin with tiled splash back. Low level w.c. Radiator.

Bedroom Two
11'5" x 10'9" (3.48m x 3.28m)
Window to front. Radiator.

Bedroom Three
9'8" x 9'1" (2.95m x 2.77m)
Window to front. Radiator.

Bedroom Four
8'2" x 7'4" (2.49m x 2.26m)
Window to front. Radiator.

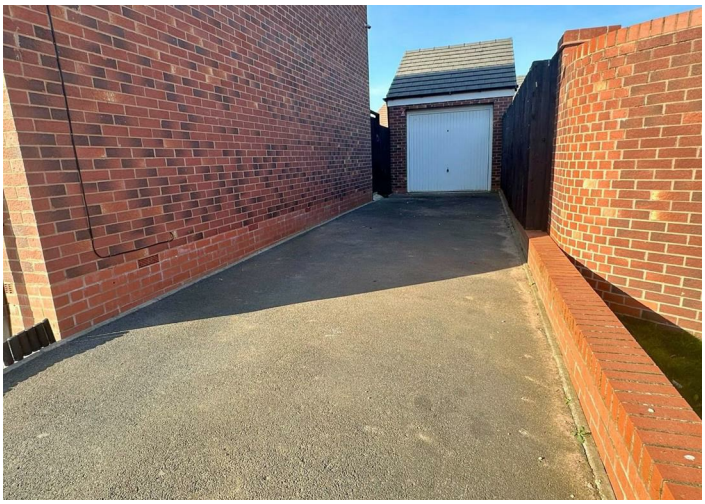
Bathroom
Panelled bath with telephone shower attachment. Pedestal wash hand basin. Low flush w.c. Tilling to splash areas. Radiator. Extractor fan. Laminate flooring. Obscure window to rear.

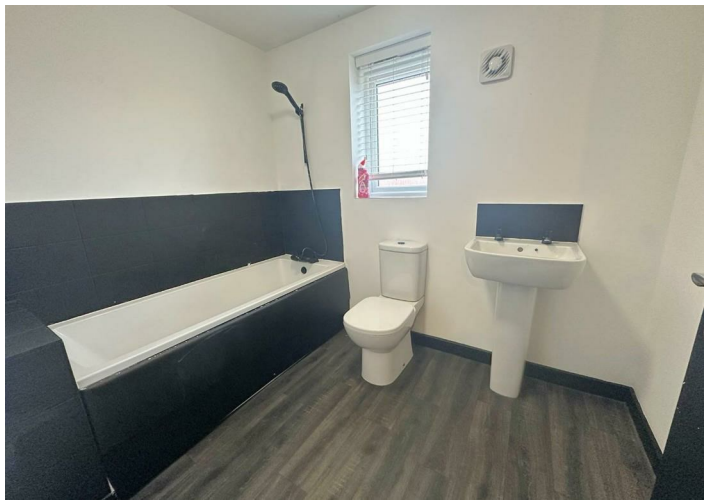
Front Garden
Laid to gravel. Off road parking for several vehicles. Access to:

Garage
With up and over door.

Rear Garden
Mainly laid to lawn. Patio area. Enclosed by timber fencing.

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

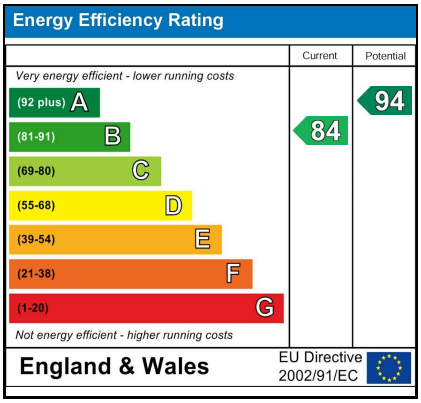


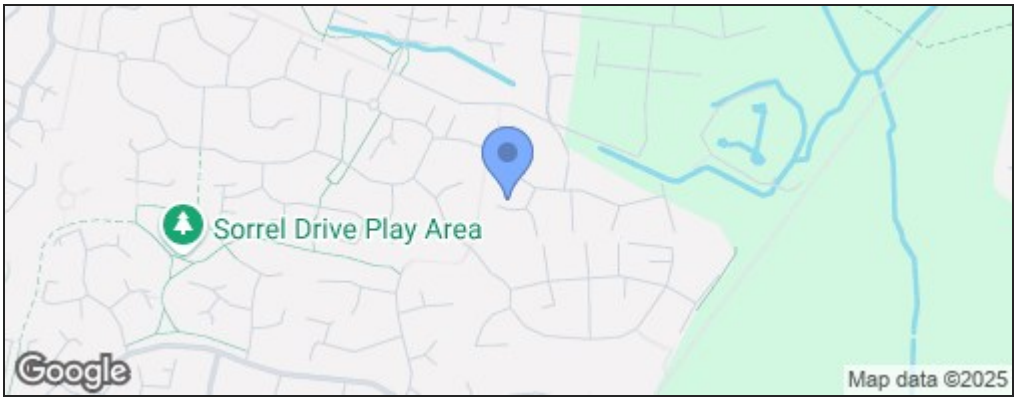


GROUND FLOOR

1ST FLOOR

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.
Made with Metropix ©2025





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.