

**22 Coton Park Drive  
Coton Park  
RUGBY  
CV23 0WN  
£320,000**



- **THREE BEDROOM**
- **KITCHEN/DINING ROOM**
- **DETACHED SINGLE GARAGE**
- **POPULAR RESIDENTIAL AREA**

- **DETACHED FAMILY HOME**
- **SUN ROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Viewing Event Saturday 24th May 10.00 - 14.00 by appointment Only\*\*** A well presented three bedroom detached family home located in the popular residential area of Coton Park. In brief the accommodation comprises; entrance hall, lounge, kitchen/dining room, sun room and downstairs w.c. To the first floor are three bedrooms, the master with en suite facilities and a family bathroom. This property additionally benefits from a detached single garage, off road parking, and an enclosed rear garden.

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 composite front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Ceramic tiled floor. Understairs storage cupboard. Connecting doors to:

#### **Lounge**

18'4" x 10'2" (5.61 x 3.12)

Window to front aspect. French doors to the rear aspect. Feature fireplace with conglomerate hearth and mantle with inset living flame gas fire. Radiator. Television point.

#### **Kitchen / Diner**

18'4" x 8'11" (5.61 x 2.73)

#### **Kitchen Area**

Fitted with a range of base and eye level units. Timber work surface space incorporating a stainless steel sink and drainer unit with flexi mixer tap. Kenwood range cooker with extractor canopy over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Integrated dish washer. Part tiled walls. Window to front aspect.

#### **Dining Area**

Radiator. French doors opening to rear. Ceramic tiled floor. French doors leading into:

#### **Sun Room**

10'4" x 10'4" (3.15 x 3.15)

Vertical radiator. French doors opening to patio. Ceramic tiled floor.

#### **Downstairs W.C.**

Low level w.c. Pedestal wash hand basin. Tiled splashback. Radiator. Opaque window to rear aspect.

#### **First Floor Landing**

Window to rear. Radiator. Airing cupboard. Connecting doors to:

**Bedroom One**

15'8" x 10'7" (4.79 x 3.23)

Window to rear aspect. Built in double wardrobe. Built in storage cupboard. Radiator. Door to:

**Ensuite Shower Room**

Shower enclosure with mixer shower. Low level w.c. Vanity unit with wash hand basin. Ceramic tiled floor. Electric shaver point. Radiator. Extractor fan. Recessed spotlights. Opaque window to front aspect.

**Bedroom Two**

9'9" x 9'1" (2.98 x 2.79)

Window to front aspect. Radiator. Built in double wardrobe.

**Bedroom Three**

6'7" x 9'1" (2.01 x 2.79)

Window to rear. Radiator. Built in cupboard.

**Family Bathroom**

Panelled bath with mixer shower over. Pedestal wash hand basin. Low level w.c. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Radiator. Opaque window to front aspect.

**Rear Garden**

Two patio areas. Area laid to lawn. Trees and shrubs. Enclosed by timber fencing and brick wall. Gated pedestrian access.

**Garage**

The detached single garage is located to the rear of the property. With metal up and over door. Adjacent off road parking space.

**Front Garden**

Pathway to entrance. Mature shrubs. Dwarf wall and iron railings to boundary.

**Agents Note**

Local Authority: Rugby

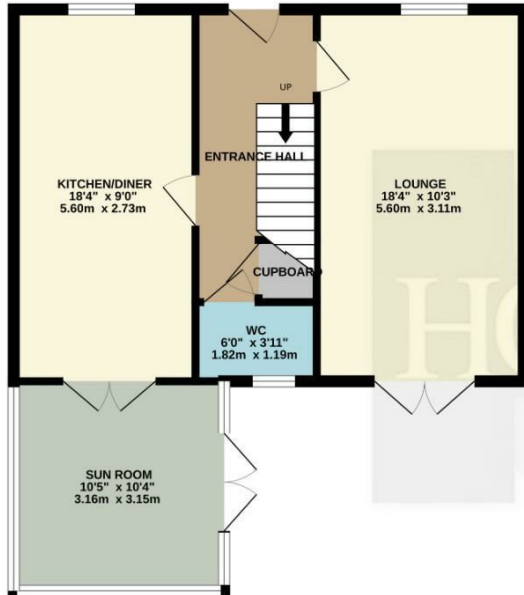
Council Tax Band: D

Energy Efficiency Rating: C

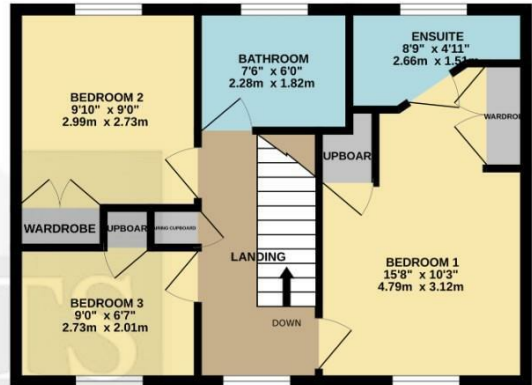




GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



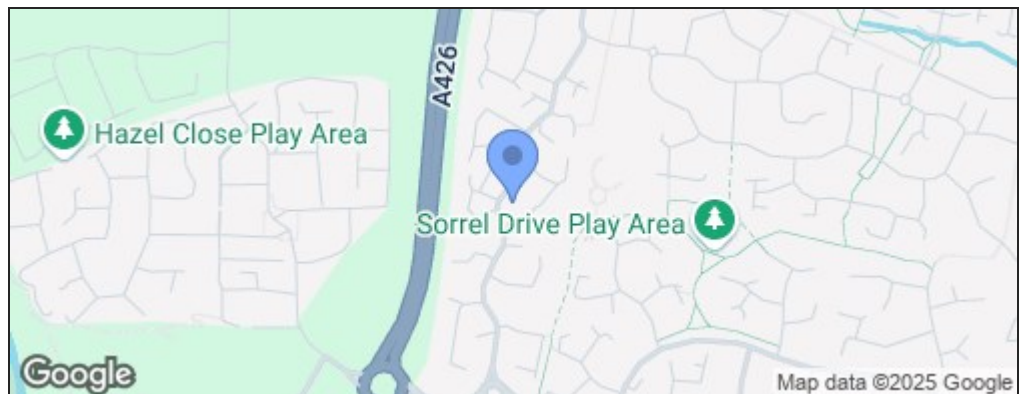
1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.