

**22 Coton Park Drive
Coton Park
RUGBY
CV23 0WN
£312,500**



- **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



PERSONAL • PROFESSIONAL • PROACTIVE

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

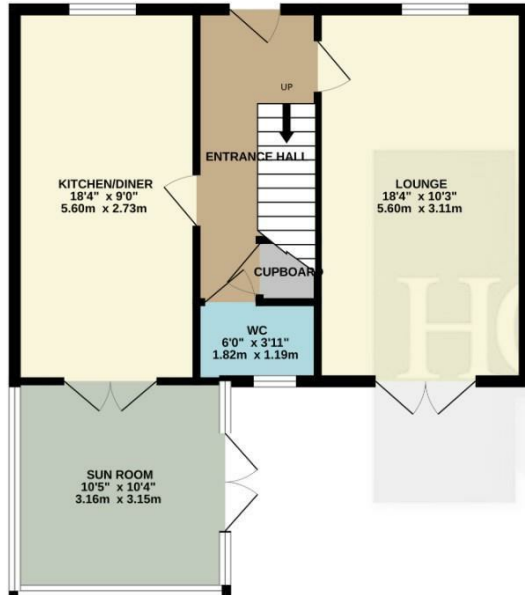
Council Tax Band: D

Energy Efficiency Rating: C

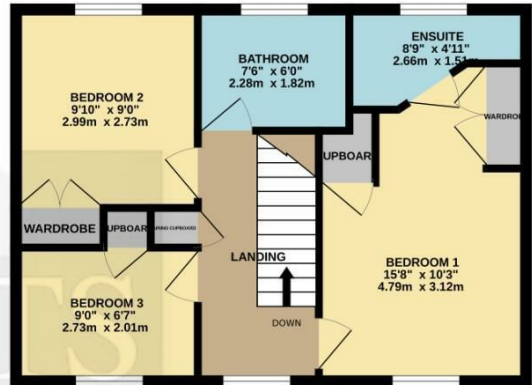




GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



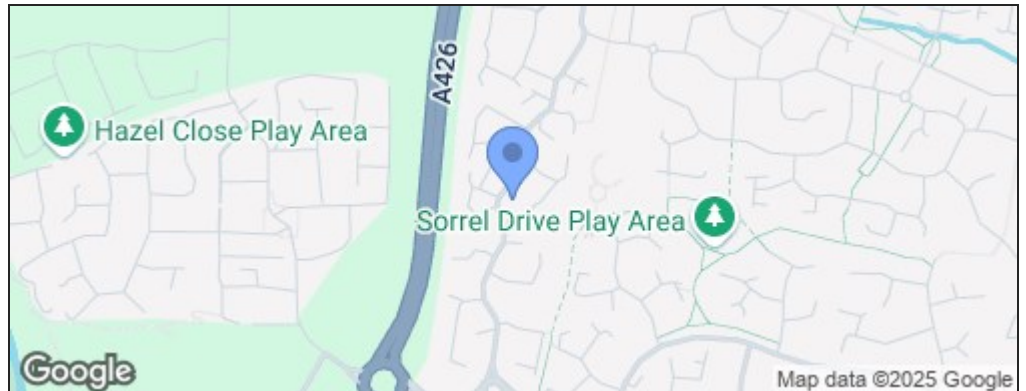
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.