



6 Pipit Walk Coton Park, Rugby, CV23 0WW

ATTRACTIVE, MODERN and STYLISH! This superb townhouse has versatile living accommodation boasting FOUR/FIVE BEDROOMS arranged over three floors, and enjoys a beautiful tree lined, WALKING STREET setting in the sought after location of Coton park to the North of Rugby.

This home comprises of an entrance hall, guest WC, REFITTED KITCHEN/DINER, and a family room/bedroom five on the ground floor along with an enclosed low maintenance rear garden. The first floor features a living room with double Juliet balconies, a landing area, and primary bedroom with en-suite, whilst the second floor hosts three further bedrooms and family bathroom.

The property will make a fantastic family home with plenty of space for growing families/home working hybrid versatility, and further benefits from double glazing, a four year old Worcester Bosch combi boiler, an off road parking space and single garage.

Guide price £315,000

6 Pipit Walk

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- Modern, Stylish Townhouse
- Lounge & Double Juliet Balconies
- Enclosed Low Maintenance Garden
- Sought After Location
- Four/Five Bedrooms
- Primary Bedroom & En-Suite
- Garage & Parking Sapce
- Refitted Kitchen/Diner
- Family Bathroom
- Beautiful Walking Street Setting

Entrance Hall

14'6" x 5'6" (4.43 x 1.70)

Kitchen/Diner

14'11" x 12'7" (4.55 x 3.85)

Family Room/Bedroom Five

9'9" x 9'1" (2.98 x 2.77)

Guest WC

4'3" x 3'10" (1.30 x 1.17)

Lounge

14'10" x 12'1" (4.54 x 3.70)

Bedroom One

11'10" x 9'10" (3.62 x 3.02)

En-Suite

5'8" x 5'2" (1.75 x 1.60)

Bedroom Two

12'5" x 8'0" (3.80 x 2.46)

Bedroom Three

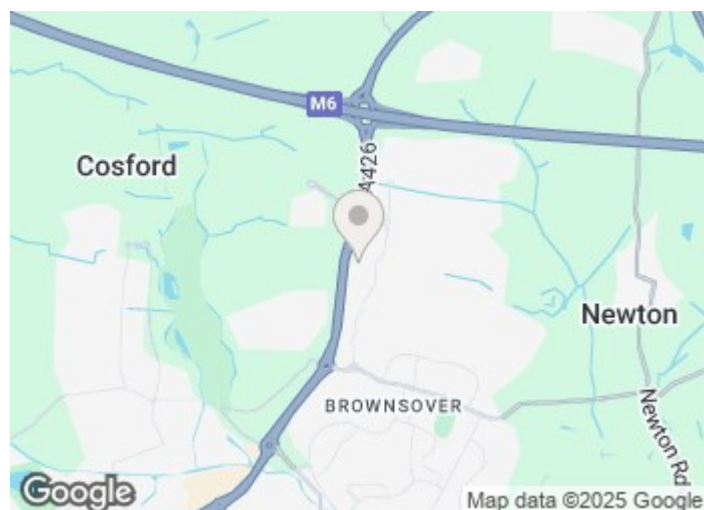
9'10" x 8'0" (3.02 x 2.45)

Bedroom Four

8'11" x 6'6" (2.74 x 2.00)

Family Bathroom

6'5" x 5'6" (1.98 x 1.70)

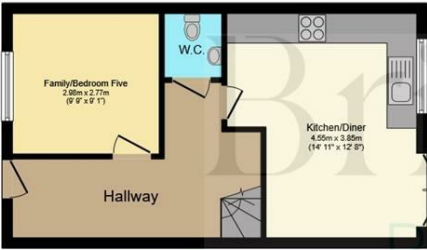


[Directions](#)

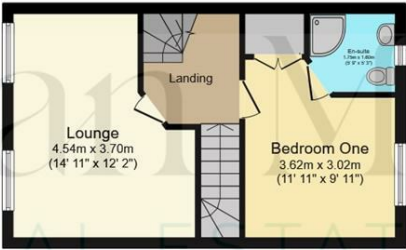




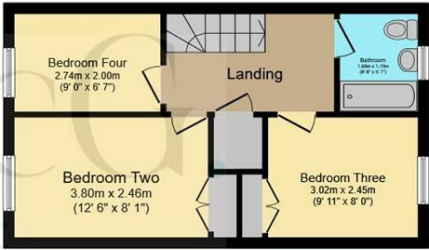
Floor Plan



Ground Floor



First Floor



Second Floor

Total floor area 109.9 sq.m. (1,183 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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