



47 COTON PARK DRIVE

£415,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0WL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented four-bedroom detached family home built by Mssrs Persimmon Homes to their popular 'Anvil Cottage' design situated within this sought-after residential estate to the north of Rugby town centre.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, public house/restaurant, excellent schooling and Elliot's Field Retail Park. Fantastic commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby Railway Station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

Offered in excellent decorative order throughout, the property offers accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c., lounge with feature fireplace, and a modern, refitted kitchen/dining/family room. The kitchen comprises of a comprehensive range of base and wall mounted units with solid oak work surfaces and fully integrated appliances to include a Neff five ring gas hob, two Neff fan-assisted ovens, fridge, freezer, dishwasher, washer/drier, boiling water tap and sink food macerator. To the first floor there are four double bedrooms (three with built in wardrobes), an en-suite shower room to the master bedroom and a separate family bathroom fitted with a white suite and mixer shower over.

The property is of traditional brick construction and benefits from gas fired central heating to radiators via a combination boiler; Upvc double glazing and cavity wall insulation.

Externally, there is a block paved driveway to the rear which provides off-road parking for two vehicles and provides access to the single garage. The westerly facing enclosed rear garden is predominantly laid to lawn with flowering shrub borders and a raised timber deck seating area.

Offered with no onward chain, early viewing is considered essential.

Gross internal area: 118m² (1270ft²).

AGENTS NOTES

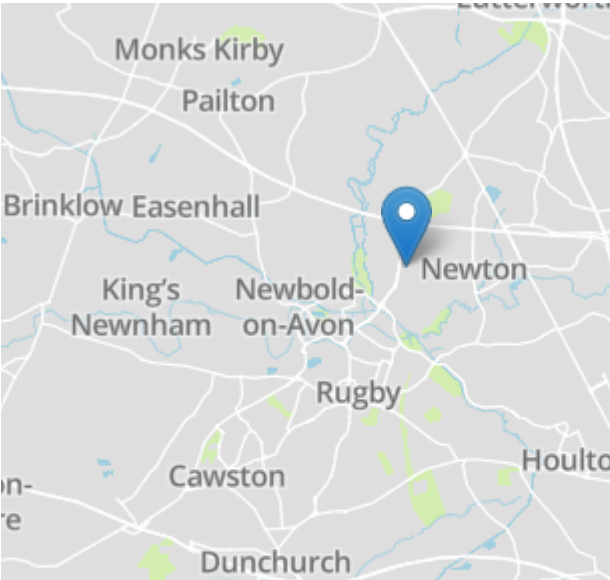
Council Tax Band: 'E'
Local Authority: Rugby Borough Council

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Improved Four Bedroom Detached Family Home
- Entrance Hall, Ground Floor Cloakroom/W.C.
- Refitted Kitchen/Dining Room with Integrated Appliances
- Four Well Proportioned Bedrooms, Built in Wardrobes
- First Floor Family Bathroom, En Suite Shower Room to Master Bedroom
- Gas Fired Central Heating to Radiators, Upvc Double Glazing
- Off Road Parking, Garage, Enclosed Rear Garden
- No Onward Chain, Early Viewing Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

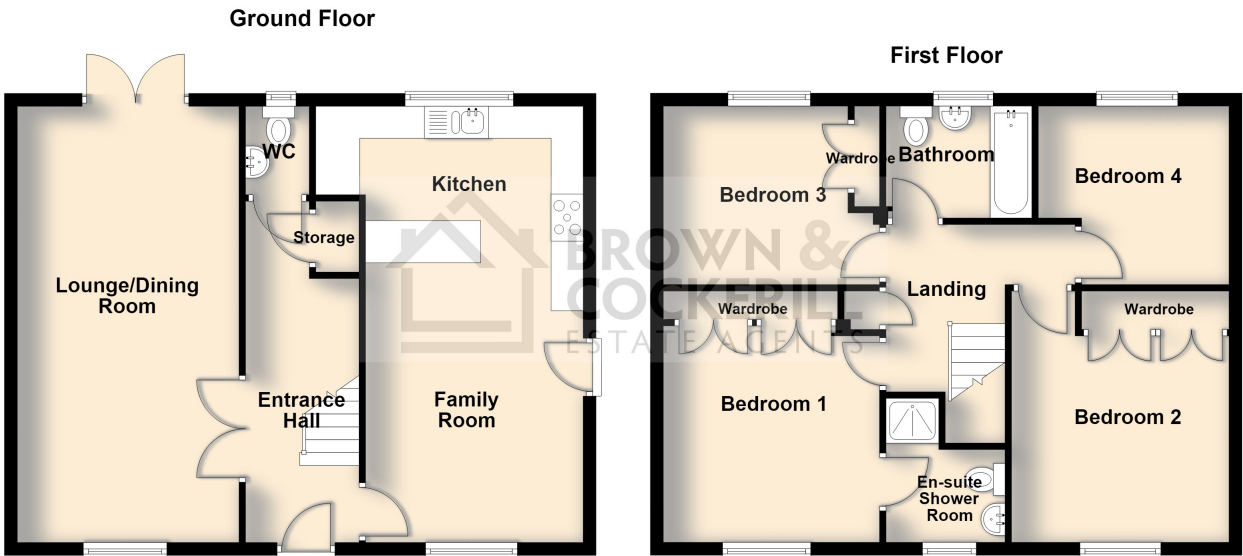
Ground Floor

Entrance Hall
17' 6" x 5' 10" (5.33m x 1.78m)
Cloakroom/W.C.
4' 7" x 3' 3" (1.40m x 0.99m)
Lounge
22' 4" x 11' 4" (6.81m x 3.45m)
Kitchen/Dining Room
22' 4" x 10' 3" (6.81m x 3.12m)
First Floor

Bedroom One
11' 4" x 11' 1" (3.45m x 3.38m)
En Suite Shower Room
6' 1" x 4' 0" (1.85m x 1.22m)

Bedroom Two
11' 0" x 10' 5" (3.35m x 3.17m)
Bedroom Three
11' 3" x 8' 11" (3.43m x 2.72m)
Bedroom Four
9' 1" x 8' 9" (2.77m x 2.67m) 11' 3" x 8' 11" (3.43m x 2.72m)
Bathroom
7' 6" x 5' 7" (2.29m x 1.70m)
Externally
Garage
16' 5" x 8' 8" (5.00m x 2.64m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.