







BROWN & COCKERILL
ESTATE AGENTS






88 CRACKTHORNE DRIVE

£475,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0GL

12 Regent Street | Rugby | Warwickshire | CV21 2QF
01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this five bedroom detached family home with accommodation set over three floors which is located in the popular residential area of Coton Park, to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

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 Elliott's Field and Junction One retail parks. Convenient commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with a useful under stairs storage cupboard, stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c., lounge with feature electric fireplace and French doors giving direct access to the rear garden and a separate dining room/study. The fitted kitchen/breakfast room has a five ring gas hob with extractor over, fitted double oven, integrated fridge, freezer and dishwasher. There are ceiling spot lights, two Velux windows and French doors opening onto the rear garden. The separate utility room has a stainless steel sink, space for a tumble dryer and plumbing for an automatic washing machine.

To the first floor, the landing has a useful storage cupboard, stairs rising to the second floor and doors off to the master bedroom which has a dressing area with fitted wardrobe space and door through to the en-suite shower room fitted with a tiled shower enclosure, pedestal wash hand basin, low level w.c., extractor fan and electric shaving point. There are two further well-proportioned bedrooms both with fitted wardrobe space and are serviced by the part tiled family bathroom with tiled flooring and fitted with a three piece white suite to include a panelled bath, pedestal wash hand basin and low level w.c.

To the second floor, the landing has a Velux window to the rear elevation and doors off to the second bedroom, with fitted wardrobe space and Velux window and a further bedroom. Bedrooms are serviced by a shower room with a Velux window and is fitted with a corner shower enclosure, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators via a combination boiler located in the ground floor utility room and has Upvc double glazing throughout.

Externally, to the front is lawned fore garden with a pathway to the front entrance door. The rear garden is enclosed by timber fencing to the boundaries with gated access to the double garage which has two up-and-over doors with off road parking in-front and benefits from having power and lighting connected. The south facing rear garden is predominantly laid to lawn with a paved patio area to the immediate rear with external power and water connections and personnel door giving access to the garage.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Please note, there is a service charge of £224 per annum covering the driveway area.

Gross Internal Area: approx. 164 m² (1765 ft²).

AGENTS NOTES

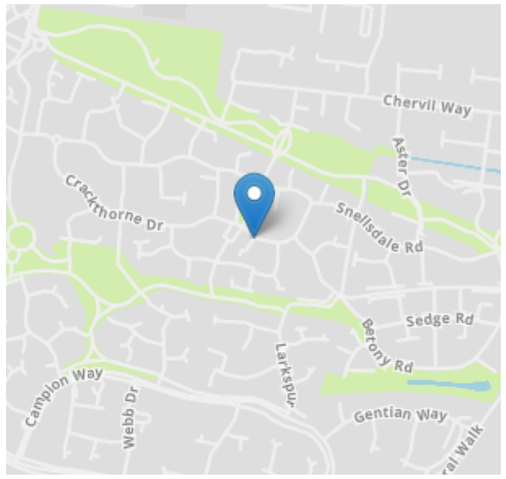
Council Tax Band 'F'. Estimated Rental Value: £1800 pcm approx.
What3Words: ///wage.rocky.send

MORTGAGE & LEGAL ADVICE

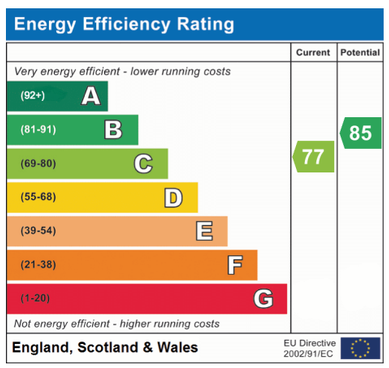
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Five Bedroom Three Storey Detached Family Home Located North of Rugby Town Centre**
- **Lounge with Electric Feature Fireplace and French Doors to Rear Garden, Separate Dining Room/Study**
- **Fitted Kitchen/Breakfast Room with Oven, Hob, Integrated Appliances and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C., Master Bedroom with Dressing Area and En-Suite Shower Room**
- **First Floor Family Bathroom and Further Second Floor Shower Room**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Double Garage and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

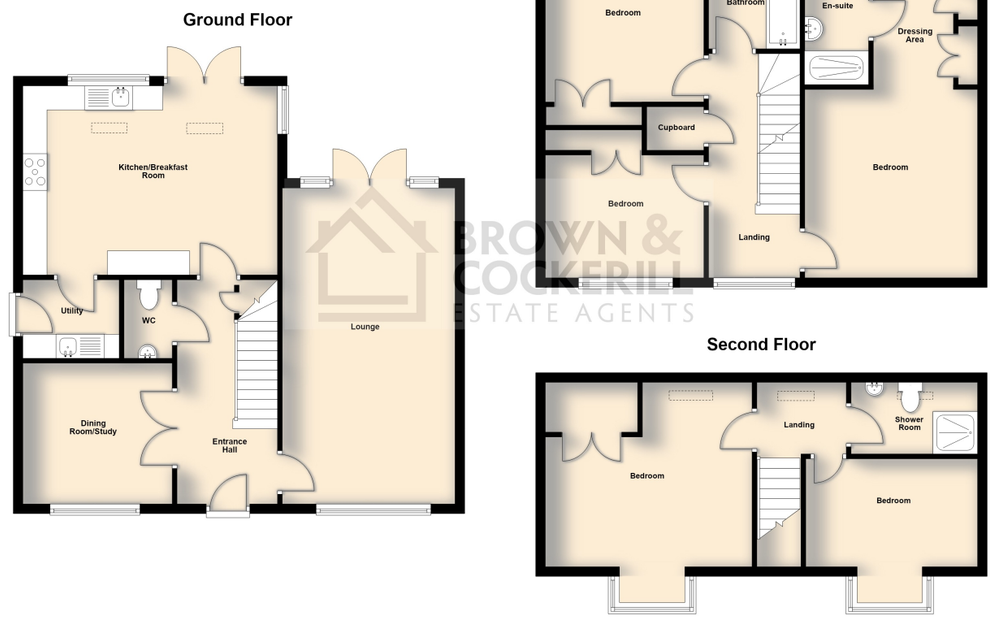
Entrance Hall
14' 7" x 6' 10" (4.45m x 2.08m)
Lounge
21' 6" x 11' 9" (6.55m x 3.58m)
Dining Room/Study
9' 11" x 9' 7" (3.02m x 2.92m)
Kitchen/Breakfast Room
16' 7" x 12' 10" (5.05m x 3.91m)
Utility Room
6' 4" x 5' 5" (1.93m x 1.65m)
Ground Floor Cloakroom/W.C.
5' 4" x 3' 3" (1.63m x 0.99m)
First Floor

Landing One
14' 7" x 6' 3" (4.45m x 1.91m)
Bedroom One
12' 10" x 11' 11" (3.91m x 3.63m)
Dressing Area
8' 4" x 4' 9" (2.54m x 1.45m)
En-suite Shower Room
8' 3" x 3' 10" (2.51m x 1.17m)
Bedroom Four
10' 4" x 9' 11" (3.15m x 3.02m)
Bedroom Five
9' 11" x 8' 9" (3.02m x 2.67m)
Family Bathroom
7' 5" x 6' 5" (2.26m x 1.96m)
Second Floor

Landing Two
8' 1" x 5' 1" (2.46m x 1.55m)
Bedroom Two
13' 9" x 11' 7" (4.19m x 3.53m)
Bedroom Three
12' 0" x 8' 4" (3.66m x 2.54m)
Shower Room
8' 6" x 5' 1" (2.59m x 1.55m)
Externally

Double Garage
17' 3" x 17' 1" (5.26m x 5.21m)

FLOOR PLAN



BROWN & COCKERILL ESTATE AGENTS

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 vendorâ€™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.