



EDWARD KNIGHT
ESTATE AGENTS

3 FYNES WAY, COTON HOUSE ESTATE, RUGBY, CV23 0FT

£450,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extremely well presented home located within the exclusive gated Coton House Estate close to the village of Churchover. In brief the accommodation comprises of; entrance hall, cloakroom, lounge, kitchen/ diner, family room, utility, family bathroom and four bedrooms with en-suite to master.

LOCATION

The prestigious Coton House Estate consists of a mixture of converted historic property and well appointed individual new build homes by CALA. The Coton House Estate will be subject to a amenity management charge in due course once CALA Homes complete their building phases (no charge has been made as yet). This charge is currently approximated at around £300 each year and is in place to cover upkeep and maintenance of trees, lawned and green space areas as well as the associated private roads.



ENTRANCE HALL

Enter via composite part glazed front door into the entrance hallway which has stairs rising to the first floor, porcelain tiled flooring, coving to ceiling and doors onto guest WC, understairs storage cupboard, lounge and kitchen/ diner.

CLOAKROOM

Has a low flush WC with inset flush, wall mounted radiator, porcelain floor tiles, wall mounted wash hand basin with mixer tap, tiled splashbacks, extractor fan and automatic lighting with inset spotlights.

LOUNGE

16' 5" x 15' 0" (5m x 4.57m)

There are two double glazed windows to the front aspect, two wall mounted radiators, an electric fire with hearth mantle and surround, tv and telephone points and coving to ceiling.

KITCHEN/DINER

24' 3" x 13' 10" (7.39m x 4.22m)

There are three double glazed windows to the rear aspect as well as porcelain floor, inset spotlights, extractor and two wall mounted radiators. The kitchen is fitted with a full range of base and eye level units with high quality work surfaces with splash backs and inset sink/ drainer with mixer tap. There is under cabinet lighting and integrated appliance's including dishwasher, oven, fridge and freezer. The space opens through to a family area and has a door onto the utility room.

FAMILY AREA

14' 5" x 9' 9" (4.39m x 2.97m)

Has French doors onto the rear patio and garden.

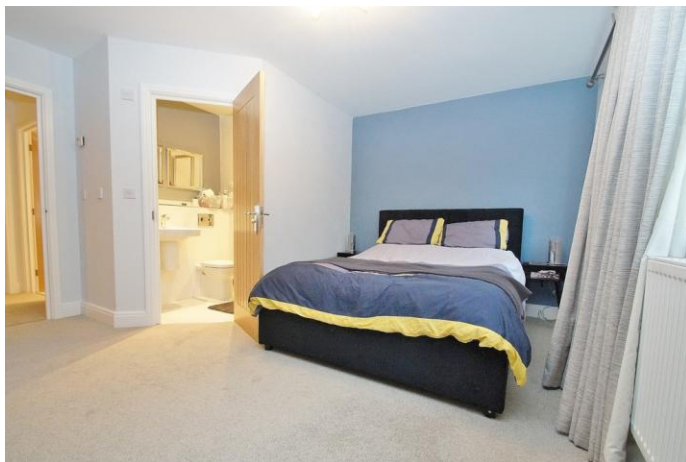


UTILITY ROOM

Has a double glazed door onto the driveway, wall mounted radiator, additional base and eye level units, one of which houses the boiler. there is an stainless sink drainer, worksurfaces, inset spot lights, extractor fan, porcelain floor tiles and space and plumbing for a washing machine and tumble dryer.







FIRST FLOOR LANDING

Stairs rise from the hallway to the first floor landing which provides access to all four bedrooms, a family bathroom as well as an airing cupboard.

BEDROOM ONE

11' 9" x 15' 3" (3.58m x 4.65m)

Has two double glazed windows to the rear, wall mounted radiator, built in wardrobe and door to en-suite.

ENSUITE

Has a three piece suite comprising of; double shower cubical, wall mounted wash hand basin with mixer tap and a low flush WC. There is also ceramic floor tiles, heated towel rail, shave point and extractor fan.

BEDROOM TWO

14' 3" x 9' (4.34m x 2.74m)

Has two double glazed windows to the front aspect, wall mounted radiator, fitted wardrobes and an additional door onto the family bathroom serving as a Jack and Jill en-suite.

BEDROOM THREE

11' 6" x 8' 10" (3.51m x 2.69m)

Has a double glazed window to the rear aspect, built in wardrobe, tv point and a wall mounted radiator.

BEDROOM FOUR

10' 10" x 9' 11" (3.3m x 3.02m)

Has a double glazed window to the front aspect, tv point and a wall mounted radiator.

BATHROOM

Has a four piece suite comprising; panelled bath with full tiling around, shower over and mixer tap, inset WC with low flush and wall mounted wash hand basin with tiling to splash backs. There is also a double glazed window to the side aspect, heated towel rail, extractor fan, automatic lighting and ceramic tiled flooring.

OUTSIDE

To the front of the property there is a low maintenance frontage enclosed by mental fencing, pathway leading to canopy porch and front door, there's a block paved driveway down the side which leads to the single garage. The driveway provides parking for three vehicles and has a access gate into the garden.

The rear garden has an initial paved patio with the fore-mention pedestrian access gate to the front driveway. The rest of the garden is laid to lawn and wraps around behind the garage, it is enclosed by timber fencing with borders with shrubs, plants and trees. There is also an additional stepping stone pathway leading up the middle of the garden.

GARAGE

A single detached garage with up and over door and power and light connected.





Ground Floor

Floor area 79.0 sq. m. (850 sq. ft.) approx



First Floor

Floor area 67.0 sq. m. (721 sq. ft.) approx



Total floor area 137.2 sq. m. (1,477 sq. ft.) approx

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