



**EDWARD KNIGHT**  
ESTATE AGENTS

27 BETONY ROAD, COTON PARK, RUGBY, CV23 0FB

£235,000





### SUMMARY

Overlooking a play park and open ground with views across Clifton and Rugby this well presented modern town house was constructed by David Wilson Homes in 2014 and retain part of it's New Home Warranty. Well kept by the current owners the accommodation comprises : Hall, Kitchen, Lounge/Diner, Guest WC, Three Double Bedrooms with an EnSuite and a Four-Piece Family Bathroom. In addition the property has a low maintenance front garden, lawned rear garden plus Single Garage with Off Road Parking for 2/3 vehicles.

### LOCATION

The property is situated in a particularly convenient location with good access to major motorways including M1 and M6. Also close by is Rugby Railway Station, with its 50 minute commute time to London Euston as well as Tesco Superstore, Cineworld Cinema and Elliot's Field Shopping Centre with major department stores and restaurants. This property is also well located for various good schools.

### HALL

Composite front door. Doors off to all ground floor accommodation. Ceramic tiled floor. Wall mounted radiator. Stairs rising to first floor. Telephone point.



### KITCHEN

10' 9" x 8' 6" + door recess (3.28m x 2.59m)

Double glazed window to the front. Wall mounted radiator. Ceramic tiled floor. Full range of base and eye level units with work surface over and splashbacks. One bowl stainless steel sink drainer. Integrated oven with hob and extractor. Space and plumbing for washing machine. Space for fridge/freezer. Space for additional appliance such as dryer.

### LOUNGE/DINER

15' 6" x 15' 5" inc storage (4.72m x 4.7m)

Double glazed French doors onto garden. Built in storage cupboard. TV point. Wood effect flooring. Two wall mounted radiators.

### WC

Low flush W.C. Pedestal wash hand basin. Extractor. Ceramic tiled floor. Inset spotlights. Tiling to splashbacks.







#### FIRST FLOOR LANDING

Door to top floor stairs lobby. Doors off to Bedrooms Two and Three. Door to Bathroom. Two storage cupboards (one of which is an airing cupboard)

#### BEDROOM TWO

13' 6" x 9' 1" (4.11m x 2.77m)

Double glazed window to the front. Wall mounted radiator.

#### BEDROOM THREE

12' 3" x 8' 8" (3.73m x 2.64m)

Double glazed window to the rear. Wall mounted radiator.

#### BATHROOM

Double glazed window to the front. Fully tiled shower cubicle. Panelled bath with mixer tap. Low flush WC. Pedestal wash hand basin. Heated towel rail. Tiling to splashbacks. Extractor fan.

#### LOBBY

Double glazed window to the rear. Storage area under the stairs. Stairs rising to the top floor and Bedroom One.

#### BEDROOM ONE

19' 0" x 11' 2" (5.79m x 3.4m)

Double glazed window to the front. Two large Velux windows to the rear. Two wall mounted radiators. Door to EnSuite. Loft access hatch. Fitted bedroom furniture. TV & Telephone points.

#### ENSUITE

Fully tiled double shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Inset spotlights. Extractor. Shaver point.

#### FRONTAGE

Pathway leading to front door. Flanked by slate chippings and shrubs.

#### GARAGE AND PARKING

Located to the side of the property. Single Garage with up and over door plus power/light connected and a courtesy door accessing the rear of the property/garden. Driveway provides parking for 2/3 cars.

#### REAR GARDEN

Enclosed primarily by timber fencing. Initial patio leads onto lawned section with pleasant flower and shrub borders with small trees. Private pathway leading around the side to the garage courtesy door.



