



EDWARD KNIGHT
ESTATE AGENTS

15 SEDGE ROAD, COTON PARK, RUGBY, CV23 0FJ

£259,950





SUMMARY

Offered to the market with No Upward Chain this impressive semi-detached town house is located in a quiet part of the extremely popular Coton Park development. Constructed by David Wilson Homes and retaining part of it's NHBC Warranty this well presented three-story home comprises : Entrance Lobby, Lounge, Kitchen/Diner, Guest WC, Three Double Bedrooms (the primary bedroom occupies the entire top floor with En-Suite) and a Family Bathroom. To the side is a private driveway for up to 3 cars and a Detached Garage. To the rear is a lawned garden with extended patio.

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.



ENTRANCE

Composite front door. Door to Guest W.C. Door to Lounge and further accommodation. Wall mounted radiator. Amtico flooring. Telephone point.

LOUNGE

15' 0" + bay x 11' 11" (4.57m x 3.63m)

uPVC double glazed bay window to the front aspect. Door to Inner Lobby. Under-stair storage cupboard. Amtico flooring. Two wall mounted radiators. TV point with hidden cables.

INNER LOBBY

Stairs rising to first floor. Door to Kitchen/Diner. Wall mounted radiator.

KITCHEN/DINER

15' 4" x 8' 2" (4.67m x 2.49m)

uPVC double glazed window to the rear aspect. Double glazed French doors onto the garden. Wall mounted radiator. Inset spotlights. Amtico flooring. Full range of base and eye level units with work surfaces over and under cabinet lighting. Tiling to splashbacks. Integrated double oven, hob and extractor. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Ceramic sink/drainer with directional mixer tap.

GUEST WC

Low flush W.C. Wall mounted wash hand basin with tiling to splashback. Extractor fan. Amtico flooring. Wall mounted radiator.







LANDING

Doors off to Bedrooms two and three. Door to family bathroom. Door to main bedroom stairwell. Airing cupboard.

BEDROOM TWO

11' 8" x 8' 8" (3.56m x 2.64m)

uPVC double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes.

BEDROOM THREE

11' 11" max x 8' 8" (3.63m x 2.64m)

uPVC double glazed window to the front aspect. Wall mounted radiator.

BATHROOM

Opaque uPVC double glazed window to the rear aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush W.C. Heated towel rail. Extractor fan.

UPSTAIRS LOBBY

uPVC double glazed window to the front aspect. Stairs rising to top floor with small storage area below. Radiator.

BEDROOM ONE

19' 1" x 11' 2" + landing area (5.82m x 3.4m)

Occupying the entire top floor. uPVC double glazed window to the front aspect. Door to En-Suite. Two wall mounted radiators. TV & Telephone points. Two velux style windows to the rear with built in blinds. Fitted wardrobes. Loft access hatch.

ENSUITE

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

FRONTAGE

Low maintenance frontage leading up to front door.

DRIVEWAY & GARAGE

Driveway to the right of the property for up to 3 cars (private use for just this property) with timber gate into garden- leading to a Detached Garage with up and over door, power and light connected, roof storage space and courtesy door onto garden.

REAR GARDEN

Enclosed by brick wall and timber fencing. Side gate onto driveway. Patio to two sections with the remainder of the garden being entirely laid to lawn.



