



EDWARD KNIGHT
ESTATE AGENTS

18 MILL FURLONG, RUGBY, CV23 0GF

£419,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate four-bedroom detached property within the ever-popular Coton Park Development. Built by David Wilson this property offers good size accommodation and benefits from a range of high specification upgrades including stunning re-fitted kitchen. Externally the property boasts a detached double garage, off road parking and sizeable, well-tended rear garden.

Internally the accommodation comprises of a spacious entrance hall, living room, kitchen with dining area, W.C and utility room. To the first floor there is a family bathroom, four well-proportioned bedrooms and an en suite shower room to the master.

This perfectly presented property is situated ideally at the end of a quiet cul de sac opposite playing fields and play park on the outskirts of this popular development. This property would make the ideal family home and should be viewed immediately to avoid missing out.



LOCATION

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minute's drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butcher's shop, among others.







ENTRANCE HALL

6' 6" x 9' 4" (1.98m x 2.84m)

WC

6' 5" x 3' 1" (1.96m x 0.94m)

LIVING ROOM

23' 2" x 12' 2" (7.06m x 3.71m)

KITCHEN/DINER

20' 4" x 11' 11" (6.2m x 3.63m)

UTILITY ROOM

4' 8" x 6' 4" (1.42m x 1.93m)

MASTER BEDROOM

11' 10" x 10' (3.61m x 3.05m)

ENSUITE

3' 9" x 8' 8" (1.14m x 2.64m)

BEDROOM TWO

11' 5" x 10' 3" (3.48m x 3.12m)

BEDROOM THREE

7' 10" x 11' 5" (2.39m x 3.48m)

BEDROOM FOUR

6' 1" x 8' 8" (1.85m x 2.64m)

BATHROOM

6' 8" x 6' 4" (2.03m x 1.93m)

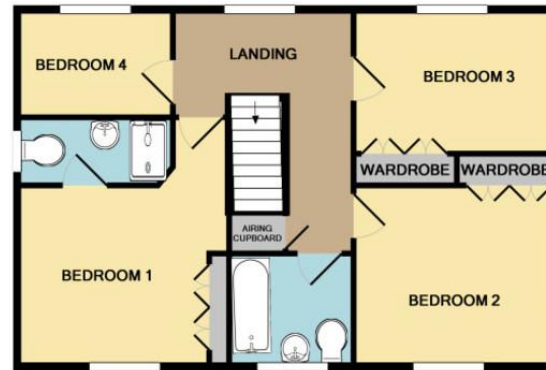




EDWARD KNIGHT
ESTATE AGENTS



GROUND FLOOR



FIRST FLOOR



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.