



EDWARD KNIGHT
ESTATE AGENTS

29 SHEARWATER DRIVE, COTON PARK, RUGBY, CV23 0WY

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this deceptively spacious, extended three bedroom semi detached family home, situated in the sought after area of Coton Park within Rugby.

This well presented accommodation comprises of an entrance hall, W.C, extended kitchen/dining room and living room with dual aspect windows. To the first floor there is a family bathroom and three bedrooms, the master having built in wardrobes and ensuite. Externally, the property has a good sized rear garden laid with astro turf, patio area ideal for alfresco dining and a further decked seating area. This property offers a good degree of privacy. To the front of the property is a driveway providing ample off road parking and leading to a single garage.



LOCATION

The property is situated in a particularly convenient location for commuters with good access to major motorway networks including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston. Elliot's Field Shopping Centre with its major department stores and restaurants are again just a short walk, as well as Tesco Superstore, Cineworld and Nuffield Health Gym.

Coton Park is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes. As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve is just a short distance away.







ENTRANCE HALL

14' 4" x 6' 3" (4.37m x 1.91m)

W.C

6' 4" x 3' 9" (1.93m x 1.14m)

LOUNGE

18' 6" x 10' 5" (5.66m x 3.20m)

KITCHEN/DINER

19' 2" x 9' 2" (5.84m x 2.79m)

DINING AREA

12' 9" x 8' 6" (3.89m x 2.59m)

MASTER BEDROOM

14' 6" x 10' 8" (4.42m x 3.25m)

ENSUITE

6' 9" x 4' 8" (2.06m x 1.42m)

BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m)

BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.01m)

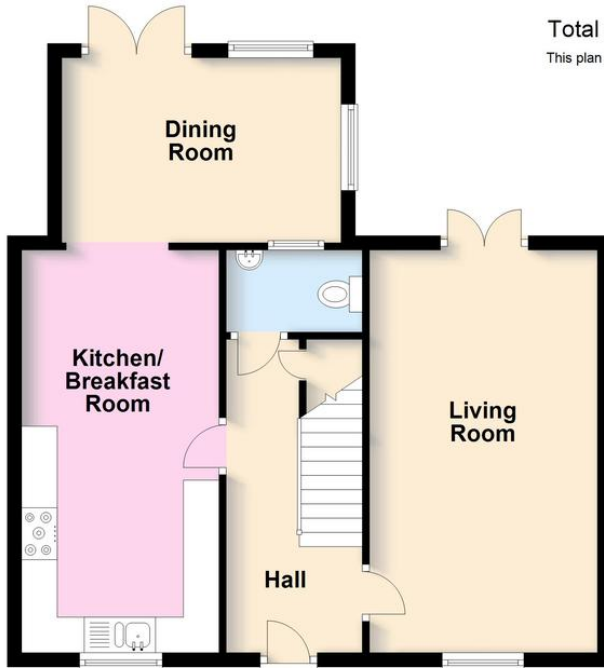
BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m)



Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		