



EDWARD KNIGHT
ESTATE AGENTS

SNELLSDALE ROAD, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0GN

£2,000 PCM – FEES APPLY





A modern five bedroom detached property located in the sought after residential area of Coton Park, offering easy access to the national motorway network and Rugby railway station. The accommodation is set over three floors and briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, utility room, five bedrooms, en-suite to the main bedroom, family bathroom and a shower room. Externally there are two off-road parking spaces, a double garage and an enclosed rear garden. The property further benefits from gas central heating & uPVC double glazing. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a panel effect composite entrance door with obscure double glazed inserts and obscure double glazed panel over. Single panel radiator. Telephone point. Alarm control panel. Thermostat for central heating. Smoke alarm. Built-in storage cupboard. Wood effect laminate floor. Stairs rising to the first floor. Doors to all further ground floor accommodation.

GROUND FLOOR CLOAKROOM

White suite comprising: low level close coupled toilet and wall mounted wash hand basin with tiled splash back. Extractor fan. Tiled floor. Single panel radiator with thermostat control.



LOUNGE

21' x 11' 11" (6.40m x 3.63m)

uPVC double glazed window to the front aspect. uPVC double glazed bay window to the side aspect. Two single panel radiators. TV aerial point. Wall mounted timer thermostat for central heating.

KITCHEN/DINING ROOM

20' 11" x 15' 9" (6.38m x 4.80m)

uPVC double glazed window to the front aspect.

uPVC double glazed patio doors to the side aspect with adjoining full-height uPVC double glazed windows. Single panel radiator. Double panel radiator. TV aerial point. Tiled floor. A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel one and half bowl sink and drainer with a mixer tap over. Built-in stainless steel double electric oven, five ring stainless steel gas hob, stainless steel splash back panel and chimney extractor hood. Integrated dishwasher. Integrated fridge and freezer. Recessed ceiling spotlights. Door to:

UTILITY ROOM

6' 1" x 5' 7" (1.85m x 1.70m)

Further eye and base level units surmounted by contrasting roll edge worksurface. Inset stainless steel sink and drainer with a mixer tap over. Space and plumbing for a washing machine and further under counter appliance. Concealed central heating boiler and wall mounted timer controls for central heating and hot water. Extractor fan. Electric consumer unit. Tiled floor. Single panel radiator with thermostat control. Part obscure double glazed composite panel effect door to the rear aspect. Door into the understairs storage cupboard with continued tiled flooring.

STAIRS & LANDING

uPVC double glazed windows to the front and rear aspects. Two single panel radiators with thermostat controls. Built-in airing cupboard housing a high-pressure hot water cylinder and slatted shelving. Smoke alarms. Stairs rising to the second floor. Doors to all further first floor accommodation.



MASTER BEDROOM

11' 8" x 12' 5" (3.56m x 3.78m)

uPVC double glazed window to the front aspect. Two uPVC double glazed windows to the side aspect. TV and satellite points. Two double door fitted wardrobes. Door into:

EN-SUITE

White suite comprising of a low level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure. Tiling to splash back areas. Tiled floor. Electric shaver point. Extractor fan. Heated towel rail







BEDROOM THREE

12' 2" x 11' 11" (3.71m x 3.63m)

uPVC double glazed window to the front aspect.
Single panel radiator with thermostat control.

BEDROOM FOUR

12' 2" x 8' 8" (3.71m x 2.64m)

uPVC double glazed window to the side aspect.
Single panel radiator with thermostat control.



FAMILY BATHROOM

6' 10" x 6' 3" (2.08m x 1.91m)

White suite comprising: low level close coupled toilet, pedestal wash hand basin and panelled bath with a mixer tap. Tiling to splash back areas. Tiled floor. Extractor fan. Heated towel rail radiator.

STAIRS AND LANDING

Double glazed skylight window to the rear aspect.
Double panel radiator with thermostat control. Smoke alarm. Doors to all further second floor accommodation.



BEDROOM TWO

12' 3" x 15' 7" (3.73m x 4.75m)

uPVC double glazed window to the front aspect.
Double glazed skylight window to the rear aspect.
Double panel radiator with thermostat control.
Single panel radiator with thermostat control. Triple door fitted wardrobe.

BEDROOM FIVE

11' 8" x 8' 10" (3.56m x 2.69m)

uPVC double glazed window to the front aspect.
Double panel radiator with thermostat control.
Access to loft space.

SHOWER ROOM

White suite comprising: low level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure. Tiling to splash back areas. Tiled floor. Extractor fan. Heated towel rail radiator. Double glazed Velux window to the rear aspect.

FRONT GARDEN

A slab path leading to the front door with courtesy lights. Laid to lawn area which is retained by hedgerows to the front. Further herbaceous borders leading down the side of the property with a further laid to lawn area.

REAR GARDEN

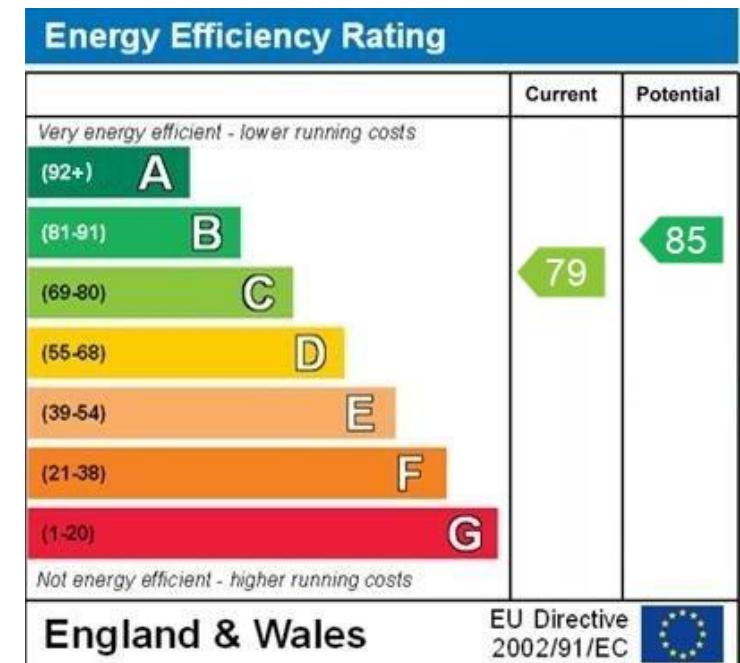
Slab path leading from the back of the property around the side to a patio area adjoining the kitchen. The remainder is laid to lawn with herbaceous border area. Enclosed by timber fencing to all sides. Outside cold water tap.

DRIVEWAY & GARAGE

Directly behind the property is a driveway providing two off-road parking spaces and direct access to the double garage. Garage has two up and over doors to the front. Power and lighting connected. Over head storage. Door to the side. Timber gate leading into the rear garden.

COUNCIL TAX

Band - F



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