



EDWARD KNIGHT
ESTATE AGENTS

8 CRACKTHORNE DRIVE, COTON PARK, RUGBY, CV23 0GL

OFFERS OVER £290,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this beautifully maintained semi-detached townhouse, built by the renowned David Wilson Homes and ideally located in the popular Coton Park development. This well-appointed home offers excellent access to major transport links and local amenities, making it perfect for families and professionals alike.

The spacious accommodation includes a bright and welcoming lounge, a stunning kitchen/diner featuring a superb modern integrated dining island complete with built-in storage and stylish feature lighting above, and a convenient guest WC. Upstairs, you'll find two generously sized double bedrooms and a family bathroom on the first floor and a master with en-suite on the second floor.

Externally, the property boasts a neatly kept front garden, a private south-facing rear garden, a detached single garage, and off-road parking.

Early viewing is highly recommended-please contact Edward Knight Estate Agents to arrange your appointment.



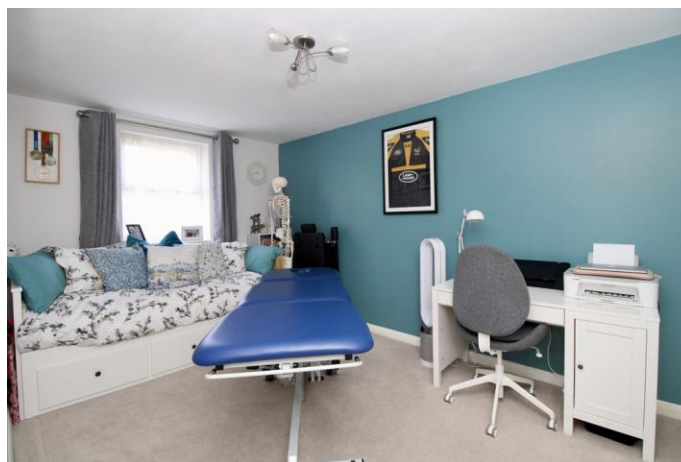
LOCATION

Coton Park is a highly sought-after residential area located on the outskirts of Rugby, offering the perfect blend of convenience and community living. Ideally positioned for commuters, it provides easy access to major road networks including the M6, M1, and A14. Rugby railway station is just a short drive away, offering regular high-speed services to London Euston in under 50 minutes.

Popular with families, Coton Park boasts numerous play areas and open green spaces, ideal for walks and outdoor activities. The area is also well-served by a wide choice of excellent educational facilities, including renowned state and independent schools such as Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College, and the prestigious Rugby School.

Residents enjoy a great selection of local amenities, including a supermarket, hairdressers, and a highly regarded butcher. For more extensive shopping, Elliots Field and Junction One retail parks are conveniently close by, offering a variety of popular stores, cafes, and restaurants.







ENTRANCE HALL

LIVING ROOM

15' 11" x 12' 1" (4.85m x 3.68m)

KITCHEN DINING ROOM

15' 4" x 10' 4" (4.67m x 3.15m)

FIRST FLOOR

BEDROOM TWO

14' 0" x 8' 10" (4.27m x 2.69m)

BEDROOM THREE

9' 8" x 8' 9" (2.95m x 2.67m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

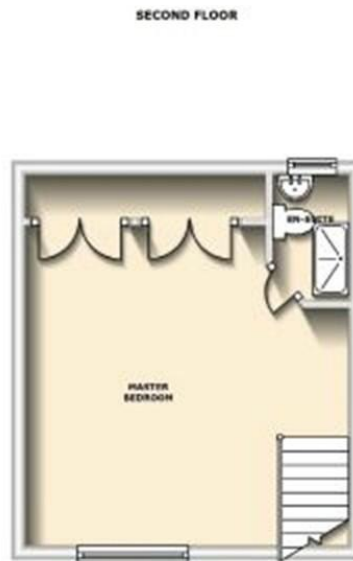
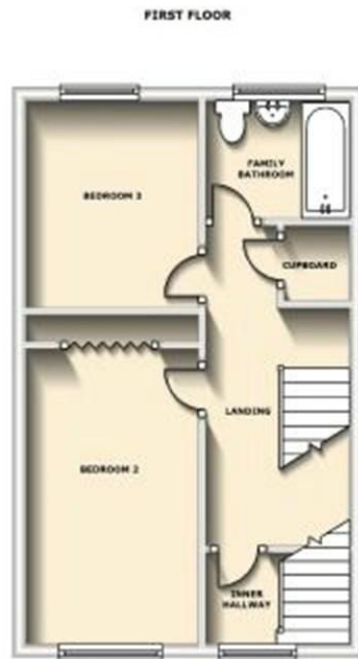
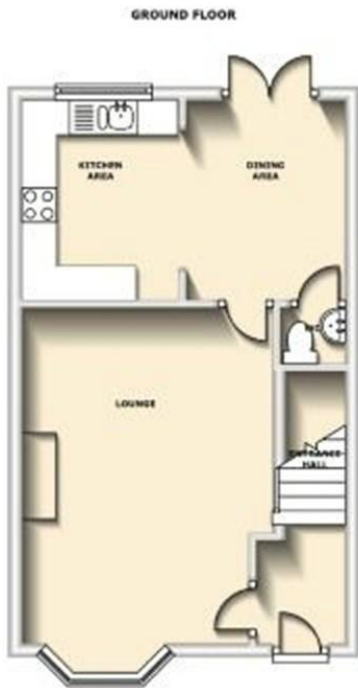
14' 4" x 12' 4" (4.37m x 3.76m)

EN SUITE

GARAGE

17' 10" x 8' 11" (5.44m x 2.72m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		