EDWARD KNIGHT
ESTATE AGENTS

7 PETUNIA CLOSE, COTON PARK , RUGBY, CV23 0YN

FIXED PRICE £340,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional four-bedroom semi-detached family home, built by Persimmon Homes just two years ago and finished to a high standard throughout. The current owners have thoughtfully enhanced the property with a range of quality upgrades, including additional kitchen cabinetry to maximise storage, upgraded integrated appliances, stylish tiling, and the addition of a shower over the bath in the family bathroom, creating a practical and contemporary living space ideally suited to modern family life.

The accommodation comprises a welcoming entrance hall, a convenient guest WC, and a spacious living room featuring French doors that open onto the rear patio and garden, allowing for an abundance of natural light and a seamless connection between indoor and outdoor living. There is also a stylish, well-appointed fitted kitchen designed with both functionality and everyday convenience in mind.

To the first floor, there are three well-proportioned bedrooms, all served by a contemporary family bathroom. The second floor is dedicated to an impressive principal bedroom, which benefits from its own en-suite shower room, providing a private and comfortable retreat.

Externally, the property enjoys a generously sized rear garden, predominantly laid to lawn, offering an ideal space for family enjoyment and outdoor entertaining. To the front, there is a driveway providing off-road parking and access to a single garage.

The property is beautifully positioned within a quiet and attractive cul-de-sac on the northern side of Rugby, offering a peaceful residential setting while remaining highly convenient for everyday amenities. There is excellent access to the Midland motorway network, making it ideal for commuters, as well as close proximity to the ever-popular retail parks, providing a wide range of shopping, dining, and leisure facilities.

This superb home represents an excellent opportunity for families seeking a well-appointed, move-in-ready property in a desirable location. Early viewing is highly recommended to fully appreciate all that this home has to offer.



LOCATION

This property enjoys an exceptional location that offers both superb commuter links and a wealth of local amenities, making it ideal for professionals, families, and nature lovers alike. Situated in the highly sought-after area of Coton Park, the property benefits from close proximity to key motorway networks including the M1, M6, A5, and A14-providing easy access to Birmingham, Leicester, Coventry, and beyond. For those who commute by rail, Rugby Railway Station is just a short drive away, offering direct high-speed services to London Euston in under 50 minutes, making daily travel to the capital both fast and convenient.

In addition to its excellent transport links, the property is just a short walk from Elliot's Field Retail Park-home to a wide variety of major high street stores, well-known department chains, restaurants, and cafés. Nearby amenities also include Tesco Superstore, Cineworld Cinema, and Nuffield Health Gym, ensuring that all your shopping, leisure, and fitness needs are easily catered for.

For those who enjoy the outdoors, the Warwickshire Wildlife Trust's Swift Valley Nature Reserve is located close by, offering scenic walking trails, diverse wildlife, and tranquil green spaces-ideal for weekend walks or morning runs. Whether you're commuting, shopping, dining, or simply enjoying a peaceful stroll in nature, this location offers a perfect balance of urban convenience and natural beauty.



ENTRANCE HALL



















LOUNGE/DINER
16' 6(max)" x 13' 9" (5.03m x 4.19m)

KITCHEN
11' 7" x 9' 3" (3.53m x 2.82m)

CLOAKROOM/WC

FIRST FLOOR

BEDROOM 2
12' 2(max)" x 9' 5(max)" (3.71m x 2.87m)

BEDROOM 3
13 ' 7" x 9' 5" (4.14m x 2.87m)

BEDROOM 4
10' 0" x 8' 10" (3.05m x 2.69m)

SECOND FLOOR

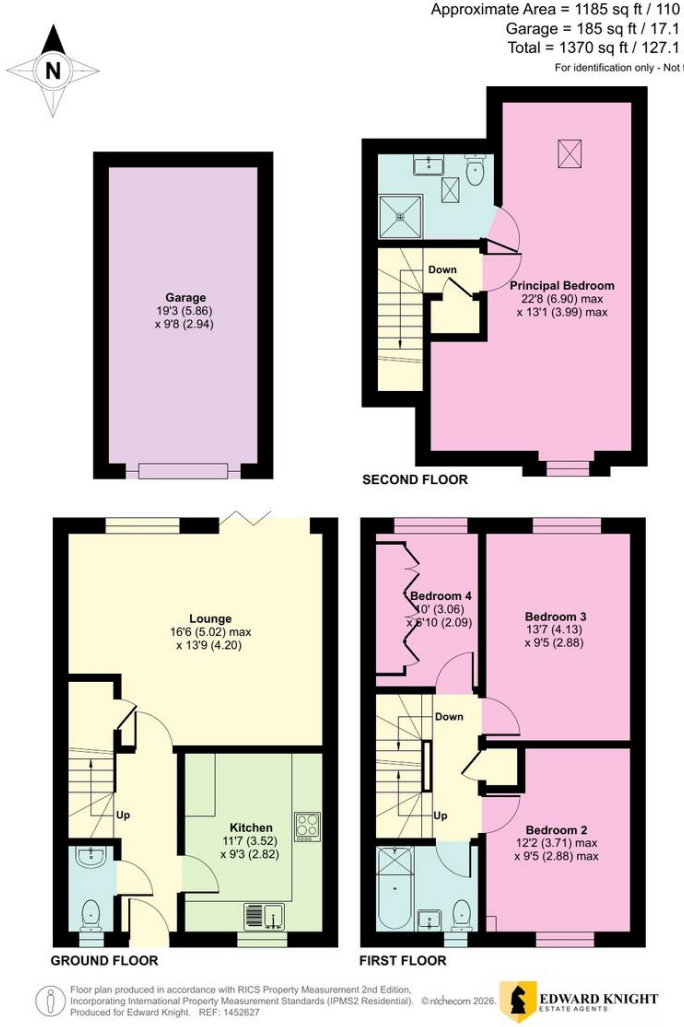
PRINCIPAL BEDROOM
22' 8(max)" x 13' 1(max)" (6.91m x 3.99m)

ENSUITE

GARAGE
19' 3" x 9' 8" (5.87m x 2.95m)

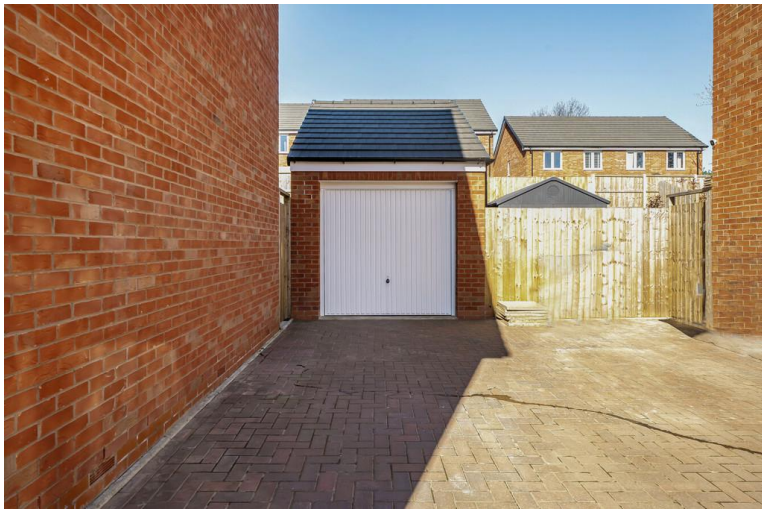
Petunia Close, Rugby, CV23

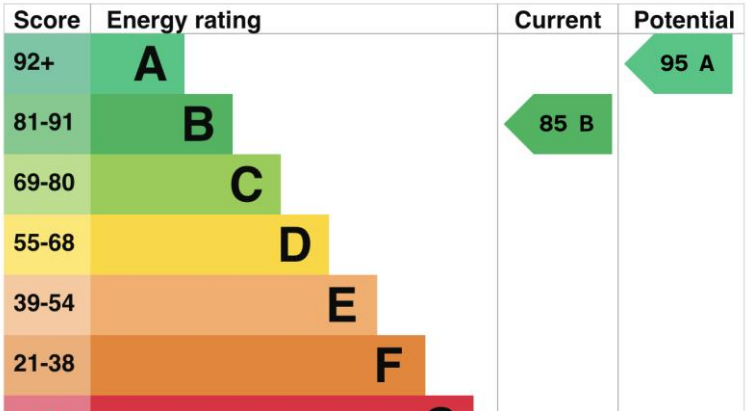
Approximate Area = 1185 sq ft / 110 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1370 sq ft / 127.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1452627

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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