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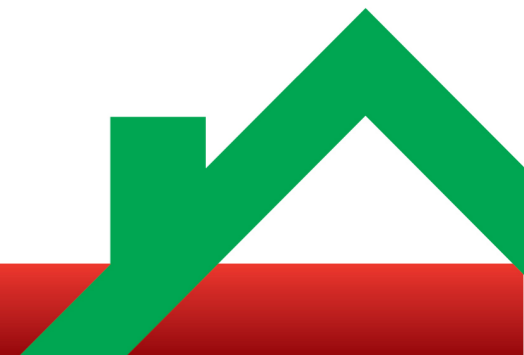
£635,000 Freehold

COTON MEADOWS
RUGBY
WARWICKSHIRE
CV23 0JS



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning and well presented five bedroom detached family home with a double garage, situated in the popular residential area of Coton Meadows which is located to the north of Rugby. The property was built in 2006 and is of standard brick built construction with a tiled roof.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarkets, public house/restaurant and Elliott's Field and Junction One retail parks.

Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is excellent access available to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The spacious accommodation is set over two floors and in brief, comprises of a large entrance hall with under stairs storage cupboard and stairs rising to the first floor galleried landing. There is a study and ground floor cloakroom/w.c. The lounge has a bay window to the front elevation and there is a separate dining room. The fitted kitchen has a separate utility room with a door giving access to the rear of the property.

To the first floor, there are five well proportioned bedrooms with bedroom one having a dressing area and en-suite shower room. There is an additional en-suite shower room off bedroom two which has a built in storage cupboard. The modern family bathroom is fitted with a three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and has solar panels (owned outright) which currently significantly reduce monthly gas and electricity charges and generates some annual income. All mains services are connected.

Externally, to the front of the property is ample off road parking for approximately five vehicles and a double garage to the side. The generously sized rear garden has the benefit of not being overlooked and backs onto nature channels.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 214 m² (2303 ft²).

AGENTS NOTES

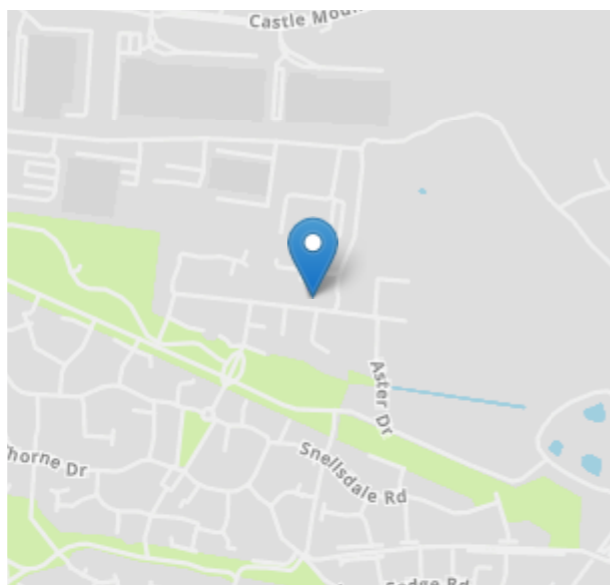
Council Tax Band 'G'.
Estimated Rental Value: £2000 pcm approx.
What3Words: ///rate.bill.entertainer

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Five Bedroom Detached Executive Family Home in Popular Residential Location**
- **Lounge and Separate Dining Room**
- **Kitchen with Separate Utility Room**
- **Study and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom and Two En-Suite Shower Rooms**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators and Solar Panels**
- **Good Sized Rear Garden, Double Garage and Ample Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

20' 11" maximum x 11' 11" maximum (6.38m maximum x 3.63m maximum)

Ground Floor Cloakroom/W.C.

6' 8" x 2' 9" (2.03m x 0.84m)

Lounge

20' 10" x 13' 7" (6.35m x 4.14m) excluding bay window

Dining Room

16' 8" x 10' 9" (5.08m x 3.28m)

Study

12' 0" x 9' 7" (3.66m x 2.92m)

Kitchen

19' 11" maximum x 16' 9" maximum (6.07m maximum x 5.11m maximum)

Utility Room

6' 1" x 5' 9" (1.85m x 1.75m)

First Floor

Galleried Landing

17' 0" maximum x 9' 6" (5.18m maximum x 2.90m)

Bedroom One

17' 0" x 10' 9" (5.18m x 3.28m) plus dressing area

En-Suite Shower Room One

11' 10" x 8' 3" (3.61m x 2.51m)

Bedroom Two

14' 8" maximum x 9' 9" (4.47m maximum x 2.97m)

En-Suite Shower Room Two

9' 8" x 3' 7" (2.95m x 1.09m)

Bedroom Three

14' 0" x 9' 0" (4.27m x 2.74m)

Bedroom Four

10' 4" x 9' 6" (3.15m x 2.90m)

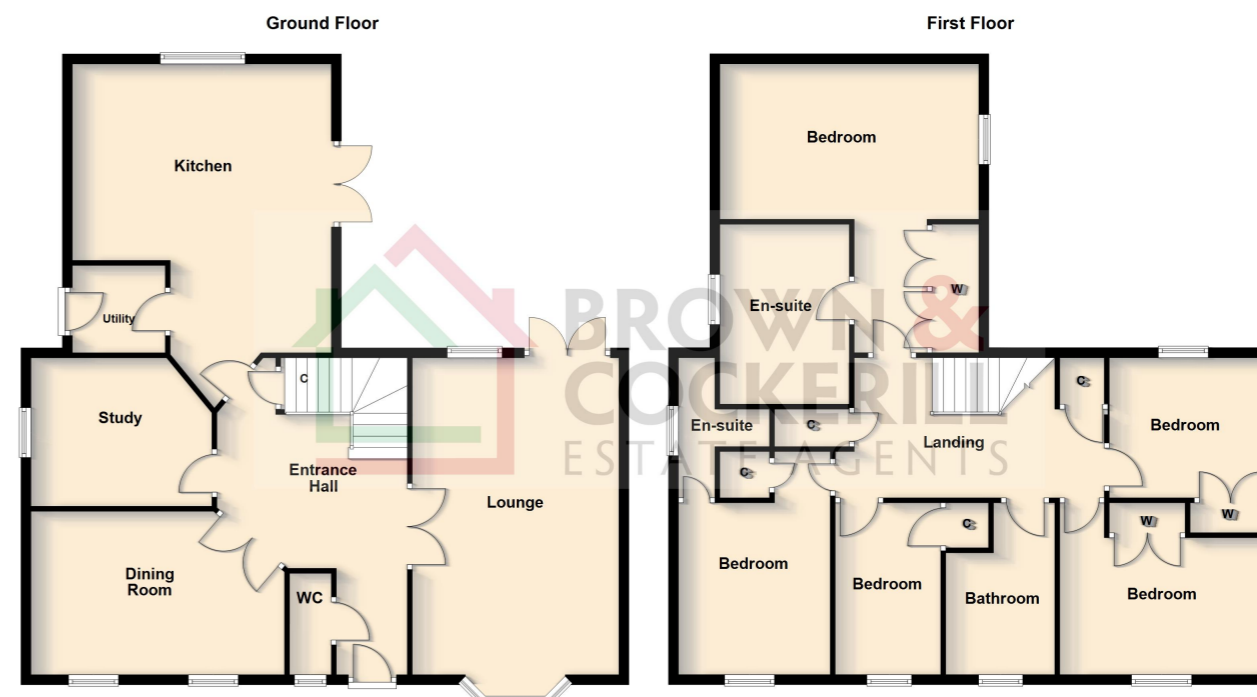
Bedroom Five

11' 0" x 6' 11" (3.35m x 2.11m)

Family Bathroom

10' 11" x 7' 2" (3.33m x 2.18m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.