



18, Aster Drive, Coton Park, CV23 0HR



**GUILD HOUSE**  
Estate Agents

18, Aster Drive, Coton Park | | CV23 0HR

Guide Price £370,000



Guild House estate agents are delighted to offer for sale a four bedroom detached property on the popular Coton Park development. Built by Messrs Persimmon Homes to their Roseberry design the property is ideally positioned for easy access to M1/M6/A14 motorway links as well as being within walking distance of the Elliotts Field and Junction One retail parks and all of the excellent retail and leisure facilities they offer. Rugby train station is just over 2 miles away where there is a regular 50 minute service into London Euston.

This superb detached is only 3 years old and is offered in show home condition throughout. The current owners have added some stylish decor upgrades making this a gorgeous 'turn key' home for prospective buyers. In brief the accommodation to the ground floor comprises: entrance hallway with dark grey wood effect flooring, spacious lounge with dual aspect windows, feature wall panelling and double doors leading into the kitchen/diner which benefits from french doors directly onto the garden. The kitchen has been fitted with white 'slab front' units and dark wood effect worksurfaces, incorporating integrated dishwasher, built in oven, hob and extractor. Completing the ground floor is a handy utility room and cloakroom//w.c. To the first floor there is a generous master bedroom with en suite and built in storage cupboard, three further good sized bedrooms and family bathroom. The property further benefits from gas central heating, upvc double glazing throughout and the remainder of the NHBC warranty.

Externally this lovely home has a larger than average garden for the location. Fully walled, the garden has been recently landscaped, mainly laid to lawn with sleeper edged borders which are stocked with a variety of shrubs and perennials. There's a fantastic raised patio area perfect for outdoor entertaining. A secure gate leads around to the front of the property where there is access to the front of the integral garage and off road parking for at least two vehicles.

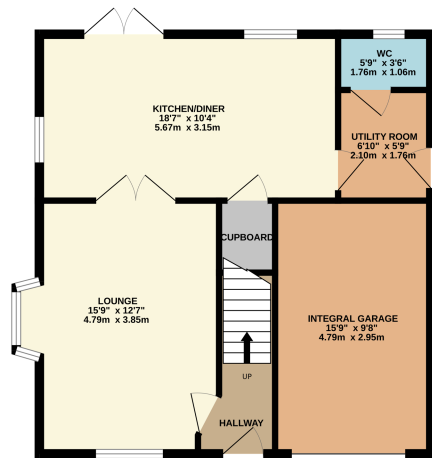
Early viewing strongly recommended. NO ONWARD CHAIN



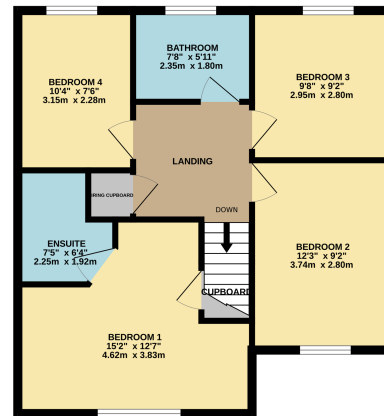
- ONLY 3 YEARS OLD
- NO ONWARD CHAIN
- SHOWHOME CONDITION
- FOUR GENEROUS BEDROOMS
- UTILITY AND GROUND FLOOR W.C
- LARGER THAN AVERAGE PLOT
- INTEGRAL GARAGE AND DRIVEWAY
- KITCHEN/DINER
- SPACIOUS LOUNGE WITH BAY WINDOW
- LANDSCAPED REAR GARDEN
- EPC RATING - B
- COTON PARK DEVELOPMENT



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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