



7 LONGSTORK ROAD

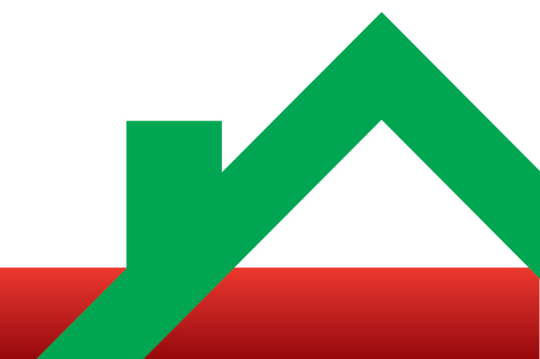
Guide Price £435,000 Freehold

COTON PARK
RUGBY
WARWICKSHIRE
CV23 0GB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and immaculately presented spacious four bedroom detached family home built by David Wilson Homes which is situated on the sought after Coton Park Estate on the northern outskirts of Rugby town centre. The property 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 shops and stores, supermarkets, public house/restaurant, excellent schooling and Elliott's field retail park.

There is convenient commuter access available to the surrounding M1/M6/A5/A426 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

Offered in excellent decorative order throughout, the property offers well presented accommodation set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/w.c., spacious lounge with bay window and feature wood burner which leads onto a conservatory overlooking the rear garden, separate dining room and a modern fitted kitchen with under stairs storage and bi-fold doors opening onto the rear garden.

To the first floor, there are four good size bedrooms, three with built-in wardrobes and the master benefiting from modern and contemporary en-suite shower room facilities. There is an additional modern family bathroom fitted with a three-piece white suite comprising of a bath with shower over, wash hand basin and close-coupled w.c.

The property benefits from gas-fired central heating to radiators, UPVC double glazing and all mains services are connected.

Externally, there is a spacious rear garden which is predominantly laid to lawn and has a raised decking area and two patio areas ideal for alfresco dining and entertaining. There is a fore garden, single garage and off-road parking for two vehicles.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 114 m² (1227 ft²).

AGENTS NOTES

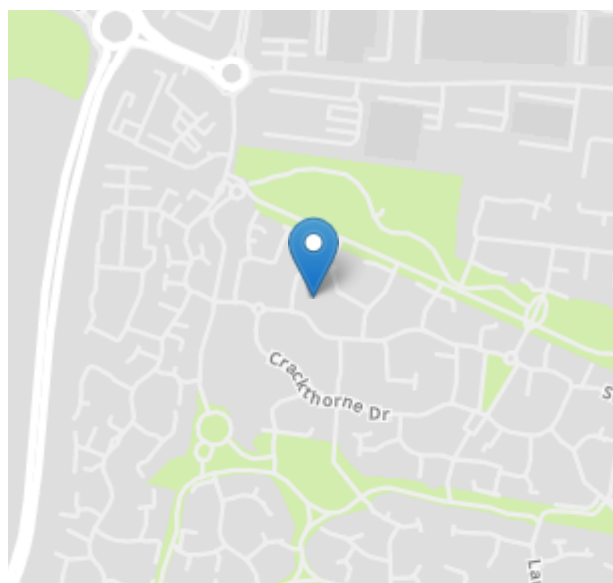
Council Tax Band 'E'.
Estimated Rental Value: TBC.
What3Words: ///eagle.boot.fleet

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 Modern Four Bedroom Detached Family Home
- Lounge with Feature Wood Burner and Separate Dining Room
- Fitted Kitchen with Four Ring Gas Hob and Oven
- Conservatory and Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom and En-Suite to Master Bedroom
- Gas Fired Central Heating to Radiators and UPVC Double Glazing
- Good Sized Gardens to Rear and Side, Off Road Parking and Single Garage
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

8' 5" x 6' 1" (2.57m x 1.85m)

Ground Floor Cloakroom/W.C.

6' 2" x 2' 8" (1.88m x 0.81m)

Lounge

20' 0" x 13' 6" (6.10m x 4.11m)

Conservatory

11' 3" x 10' 0" (3.43m x 3.05m)

Dining Room

12' 0" x 11' 3" (3.66m x 3.43m)

Kitchen

18' 4" x 9' 0" (5.59m x 2.74m)

First Floor

Bedroom One

13' 7" x 12' 1" (4.14m x 3.68m)

En-Suite Shower Room

7' 8" x 3' 8" (2.34m x 1.12m)

Bedroom Two

11' 3" x 10' 0" (3.43m x 3.05m)

Bedroom Three

11' 3" x 7' 7" (3.43m x 2.31m)

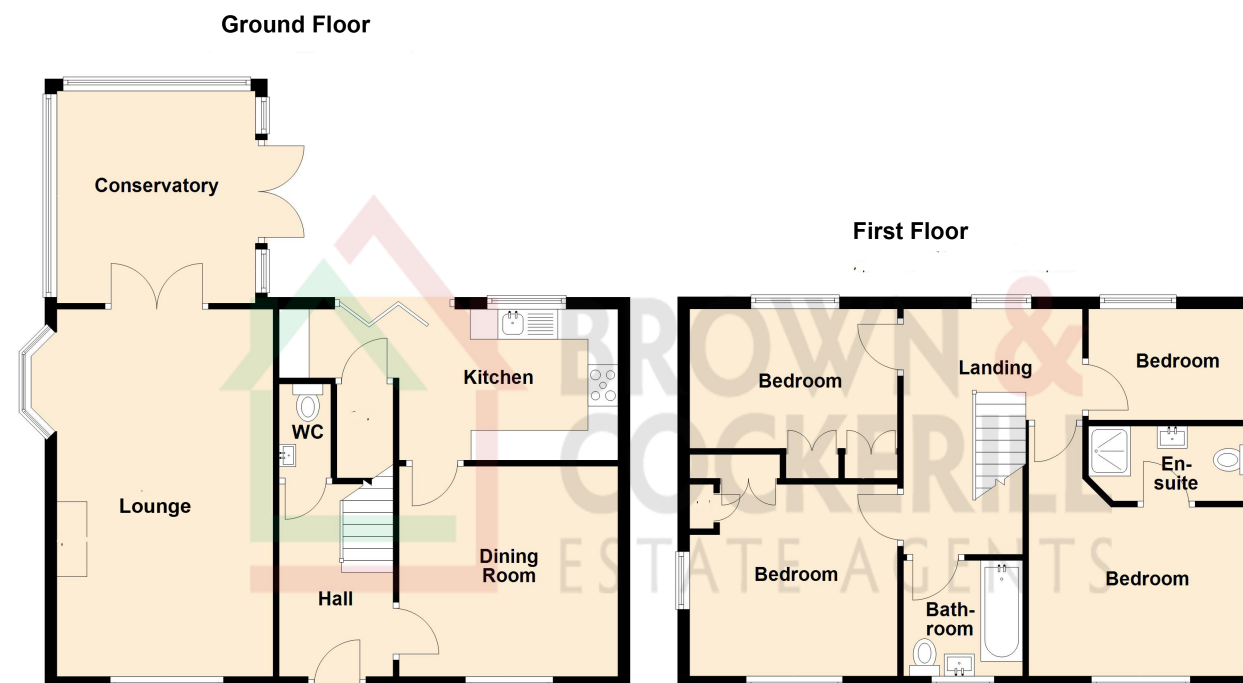
Bedroom Four

8' 7" x 5' 9" (2.62m x 1.75m)

Family Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

FLOOR PLAN



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.