



33 SHEARWATER DRIVE

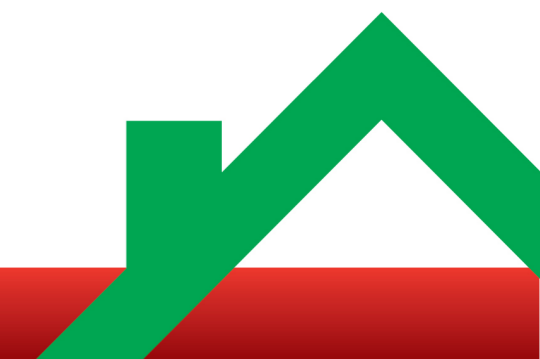
Guide Price £310,000 Freehold

COTON PARK  
RUGBY  
WARWICKSHIRE  
CV23 0WY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom semi detached townhouse situated in the popular residential area of Coton Park to the north of Rugby town centre. The property is of standard brick built construction with a tiled roof.

The sought after residential development of Coton Park offers a comprehensive range of amenities to include a parade of local shops and stores, supermarkets, public house, countryside walks and extensive shopping facilities at nearby Elliott's Field and Junction One retail parks.

There are excellent transport links to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing, lounge with bay window, spacious kitchen/dining room/family room with patio doors opening onto the rear garden and a ground floor cloakroom/w.c.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a modern three piece white suite to include a P-shaped bath.

To the second floor is the master bedroom with built in wardrobes and an en-suite shower room fitted with a modern three piece white suite.

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

Externally, to the front there is a driveway providing off road parking and leading to a brick built single garage with up and over door. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a decked area ideal for al-fresco dining and entertaining.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 128 m<sup>2</sup> (1377 ft<sup>2</sup>).

## AGENTS NOTES

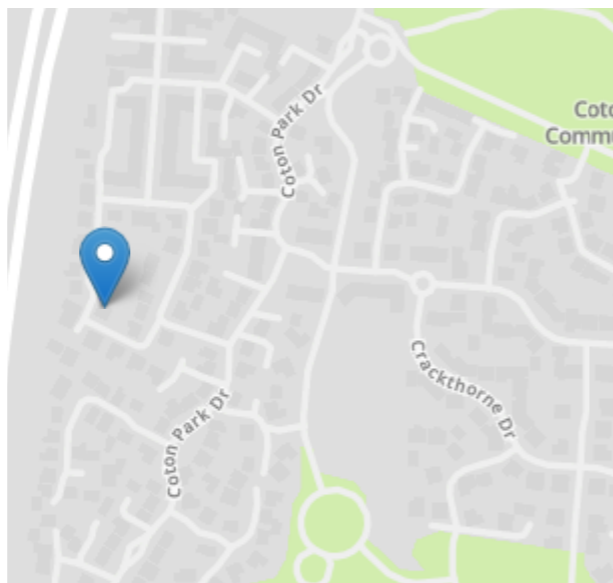
Council Tax Band 'D'.  
Estimated Rental Value: £1400 pcm approx.  
What3Words: ///noting.honey.cages

## 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 Four Bedroom Three Storey Townhouse
- Popular Residential Location
- Lounge with Bay Window, Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room/Family Room with Patio Doors onto Rear Garden
- First Floor Family Bathroom with Modern Three Piece White Suite
- Second Floor En-Suite Shower Room to Master Bedroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking, Garage, Early Viewing Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 77                      | 86        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

## ROOM DIMENSIONS

### Ground Floor

#### Lounge

14' 0" excluding bay x 9' 3" (4.27m excluding bay x 2.82m)

#### Kitchen/Dining Room/Family Room

21' 4" x 16' 3" (6.50m x 4.95m)

#### Ground Floor Cloakroom/W.C.

5' 7" x 3' 1" (1.70m x 0.94m)

### First Floor

#### Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m)

#### Bedroom Three

10' 5" x 9' 6" (3.17m x 2.90m)

#### Bedroom Four

7' 8" x 6' 5" (2.34m x 1.96m)

#### Family Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)

### Second Floor

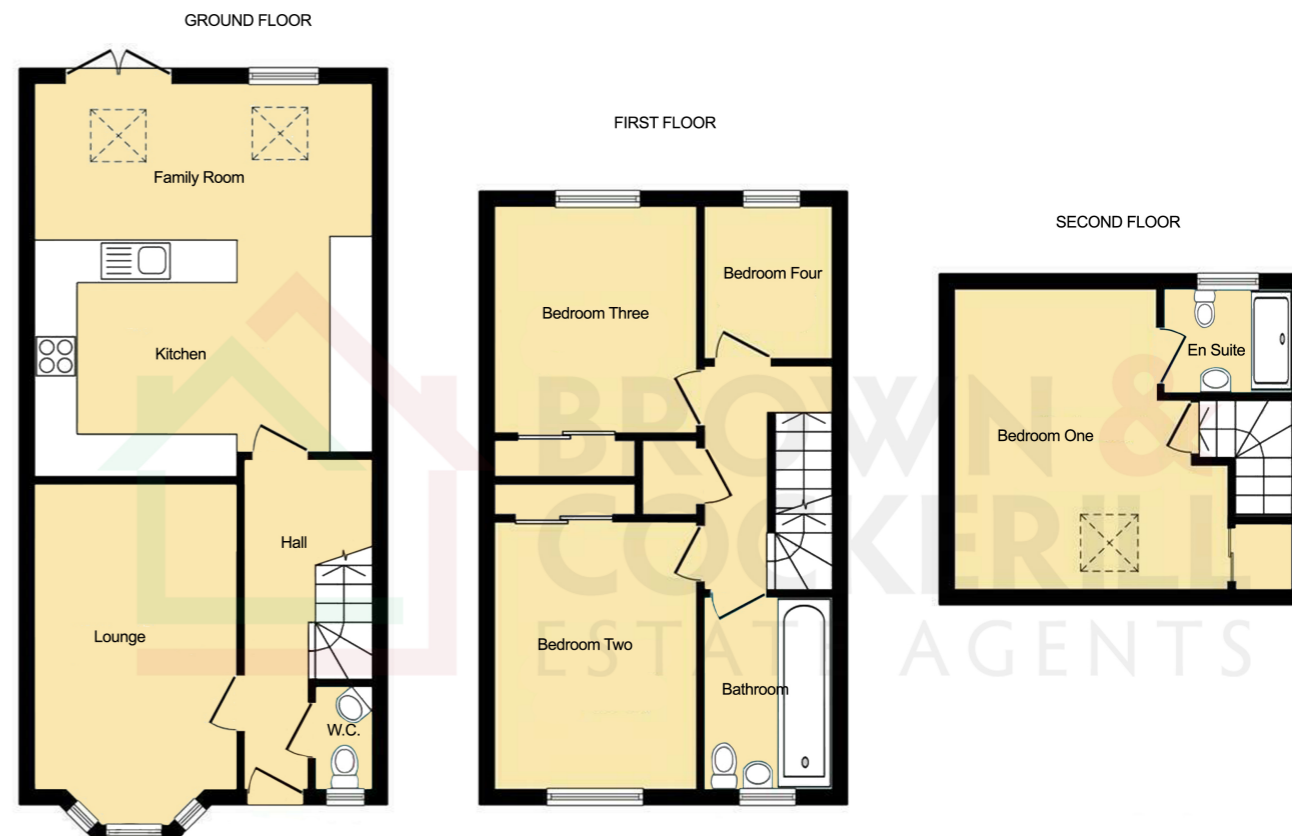
#### Bedroom One

15' 3" x 10' 11" to wardrobes (4.65m x 3.33m to wardrobes)

#### En-Suite Shower Room

8' 1" x 7' 0" (2.46m x 2.13m)

## 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.