



Long Hassocks, Coton Meadows
Guide Price £435,000

complete 
ESTATE AGENTS

Long Hassocks, Coton Meadows, Rugby

A modern executive four bedroom detached family home built by Messrs Persimmon Homes to their 'Stamford' design. In brief the well presented accommodation comprises of entrance hall, cloakroom/wc, lounge, dining room, study/family room, spacious kitchen/breakfast room and separate utility room. To the first floor there are four double bedrooms with en suite bathroom to the master bedroom, en suite shower room to the guest bedroom and a family bathroom. The property also benefits from upvc double glazing and gas fired central heating to radiators. Externally there is parking to the rear with a double garage and an enclosed rear garden. Early internal inspection is strongly recommended.

For the virtual tour - <https://my.matterport.com/show/?m=2VSfvg8aBLN> (Click or copy to your browser)

Entrance Hall

With staircase off to first floor landing. Upvc double glazed window to the front elevation. Radiator. Telephone point. Understairs storage cupboard. Connecting doors off to:

Cloakroom

With suite comprising a corner pedestal wash hand basin with tiled splash backs and close coupled w.c. Radiator. Upvc opaque double glazed window to the front elevation. Laminate flooring.

Study 9'6" x 8'9" (2.9 x 2.69)

With upvc double glazed window to the rear elevation. Radiator. Telephone point. Television aerial point.

Dining Room 12'4" x 10'7" (3.78 x 3.25)

With upvc double glazed bay window to the front elevation. Radiator. Television aerial point.

Lounge 20'11" x 12'11" (6.38 x 3.96)

A dual aspect room with upvc double glazed bay window to the front elevation and upvc double glazed doors opening onto rear garden. Two radiators. Two television aerial points. Feature contemporary style log burner with wood and glass hearth.



Living Kitchen 24'0" x 14'4" (7.32 x 4.39)

An impressive living kitchen with a comprehensive range of modern base and wall mounted units to incorporate a one and a half bowl sink and drainer with swan neck mixer tap over. Adjoining work surfaces with coordinating part tiled walls. Fitted five ring stainless steel gas hob with fitted fan assisted oven and extractor over. Integrated fridge/freezer and dishwasher. Pelmet lighting. Sandstone tiled floor. Radiator. Television aerial point. Telephone point. Upvc double glazed window to the side and rear elevations. Upvc double glazed doors opening onto rear garden.

Utility Room

With stainless steel sink and drainer with mixer tap over. Adjoining work surfaces with coordinating part tiled walls. Single base unit. Space and plumbing for an automatic washing machine and tumble dryer. Sandstone tiled floor. Wall mounted gas fired central heating boiler. Extractor.

First Floor

Master Bedroom 15'5" x 14'7" (4.72 x 4.47)

With upvc double glazed window to the side elevation. Double glazed skylight. Radiator. Television aerial point. Telephone point. Built in double wardrobe providing shelving and hanging space.

Dressing Area 6'5" x 3'10" (1.96 x 1.17)

With built in double wardrobes providing shelving and hanging space. Radiator. Door through to:

En Suite Bathroom

Ensuite Bathroom
With modern suite comprising panelled bath with pedestal wash hand basin and low level w.c. Coordinating fully tiled walls. Fully tiled shower cubicle with mixer shower over. Extractor fan. Electric shaver point. Upvc double glazed window to the side elevation.

Guest Bedroom 11'1" x 8'11" (3.40 x 2.72)

Upvc double glazed window to the front elevation. Radiator. Built in wardrobe providing shelving and hanging space. Connecting door to:

En Suite Shower Room

White suite comprising fully tiled shower cubicle with electric shower over. Pedestal wash hand basin and low level w.c. Coordinating part tiled walls. Electric shaver point. Extractor. Radiator

Bedroom Three 13'1" x 9'8" (3.99 x 2.95)

With upvc double glazed window to the front elevation. Radiator. Built in double wardrobe providing shelving and hanging space.

Bedroom Four 10'11" x 10'0" (3.33 x 3.05)

With upvc double glazed window to the rear elevation. Radiator. Built in double wardrobe providing shelving and hanging space. Access to loft storage space.

Family Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low level w.c. Fully tiled double shower cubicle with mixer shower over. Coordinating part tiled walls. Electric shaver point. Extractor. Upvc opaque double glazed window to the rear elevation.

Outside

The rear garden has two patios with the majority of the garden laid to lawn with maturing shrub borders. Fully enclosed by brick and timber fencing. Front garden. To the front and side is a wall and wrought iron gate to front.

Double Garage

Entered via up and doors. Useful loft storage.



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,

Town Hall,
Evreux Way,
Rugby
CV21 2RR



Ground Floor

Approx. 100.6 sq. metres (1171.4 sq. feet)



First Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



Total area: approx. 204.7 sq. metres (2203.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS