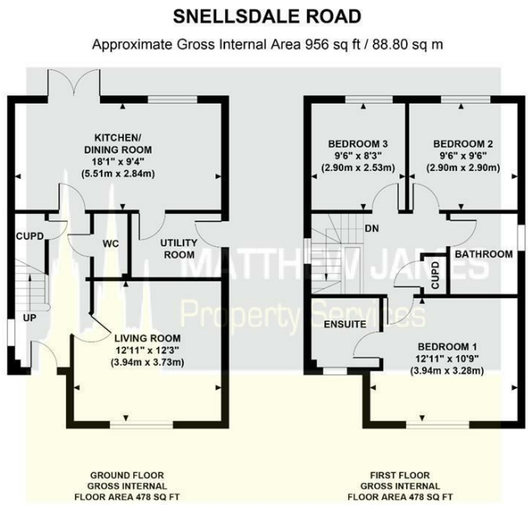
## Road Map

## Hybrid Map

## Terrain Map

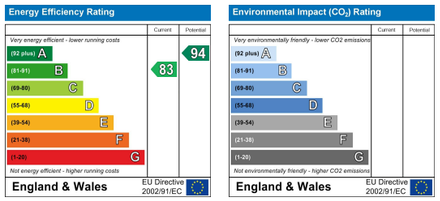
## Floor Plan




## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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MATTHEW JAMES
Property Services

# 28 Snellsdale Road

Coton Park, Rugby CV23 0GN

**£330,000**

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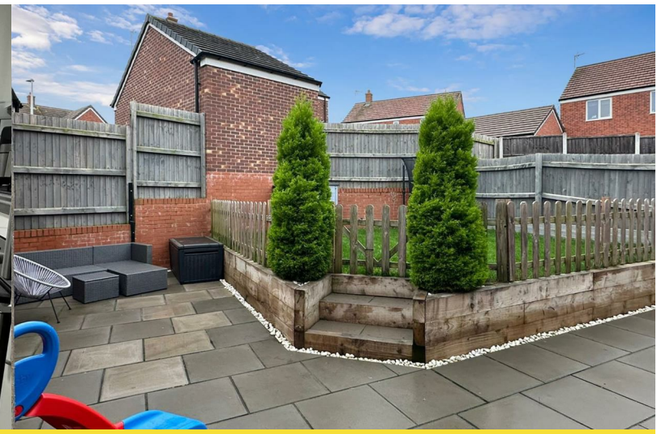

# 28 Snellsdale Road

Coton Park, Rugby CV23 0GN

## £330,000

**Front Garden**
Having landscaped beds with paved pathway leading to the:

**Entrance Hallway**
Having a PVCu double glazed window to the side elevation, under stairs storage cupboard, stairs off to the first floor and doors leading off to:

**Living Room**
12'11 x 12'3
Having a PVCu double glazed window to the front elevation.

**WC**
5'4 x 3'
Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

**Kitchen / Dining Room**
18'1 x 9'4
Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a dishwasher, space for a fridge freezer, integrated oven with four ring gas hob and extractor over, seating area for dining, modern tiling to all splash prone areas and further door leads to the:

**Utility Room**
6'6 x 5'3
Having a double obscure glazed composite door to the side elevation, space and plumbing for a washing machine and tumble dryer with worksurface with upstand over and wall cupboards.

**First Floor Landing**
Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area and doors leading off to:

**Master Bedroom**
12'11 x 10'9
Having a PVCu double glazed window to the front elevation and door leading off to:

**Master En-Suite**
(Not Measured) Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

**Bedroom Two**
9'6 x 9'6
Having a PVCu double glazed window to the rear elevation.

**Bedroom Three**
9'6 x 8'3
Having a PVCu double glazed window to the rear elevation.

**Family Bathroom**
6'6 x 5'7
Having a PVCu double obscure glazed window to the side elevation, panel bath, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

**Rear Garden**
Being professionally landscaped with paved patio area, raised and retained lawned area with sleepers, side pathway that leads to the Utility Room and timber pedestrian gate that leads to the:

**Garage & Off Road Parking**
Being of Brick Built design with up and over door, power and lighting. There is also parking for two motor vehicles accessed via a dropped kerb.