



**31 Aster Drive, Rugby, CV23 0HR**  
**£265,000**

THREE BEDROOMS... MASTER EN-SUITE... STILL UNDER WARRANTY... KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING FOR TWO VEHICLES... GOOD SIZED REAR GARDEN... CUL-DE-SAC LOCATION. Located on the sought after Coton Meadows development, this beautiful three bedroom mid terraced property really does need to be viewed. Its located in a quiet cul-de-sac location and has two parking spaces to the front and is perfect for those that commute as the motorway network is just a short drive away. Briefly comprising off road parking for two vehicles, entrance hallway, living room, kitchen dining room, ground floor cloakroom, three bedrooms, master en-suite, family bathroom and a good sized rear garden. Is this the perfect next home for you and your family? Call us now to book your immediate viewing!

## Front Garden / Parking



Having two parking spaces laid to block paving accessed via dropped kerb, small planted flower bed and access through the front door into the:

## Entrance Hallway

Having stairs off to the first floor and doors leading off to the:

## Ground Floor WC

5'6 x 3'0 (1.68m x 0.91m)



Having a PVCu double obscure glazed window to the front elevation, low level flush WC, corner wash hand basin and tiling to all splash prone areas.

## Living Room

14' 4 x 12'2 (4.27m 1.22m x 3.71m)



Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and door leading to the:

## Kitchen Dining Room

15'2 x 8'10 (4.62m x 2.69m)



Having a PVCu double glazed window and 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 washing machine, space and plumbing for a dishwasher, integrated oven, four ring hob and extractor over, space for a fridge freezer, space for a table and seating and tiling to all splash prone areas.

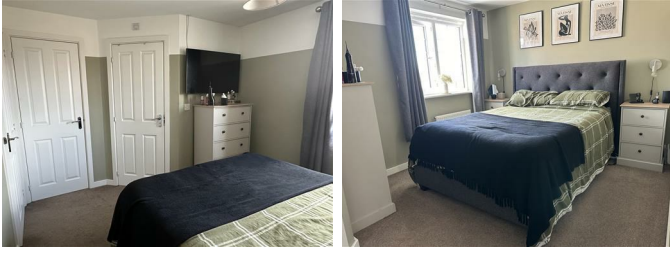
## First Floor Landing



Having balustrade, airing cupboard, access to the loft area and doors leading off to:

## Master Bedroom

11'9 x 9'6 (3.58m x 2.90m)



Having a PVCu double glazed window to the front elevation, over stairs storage and door leading to the:

## Master En-Suite



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

## Bedroom Two

9'1 x 7'7 (2.77m x 2.31m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

9'1 x 7'7 (2.77m x 2.31m)



Having a PVCu double glazed window to the rear elevation.

## Family Bathroom



(Not Measured) Having a panel bath, wash hand basin, low level flush WC and tiling to all splash prone areas.

## Rear Garden

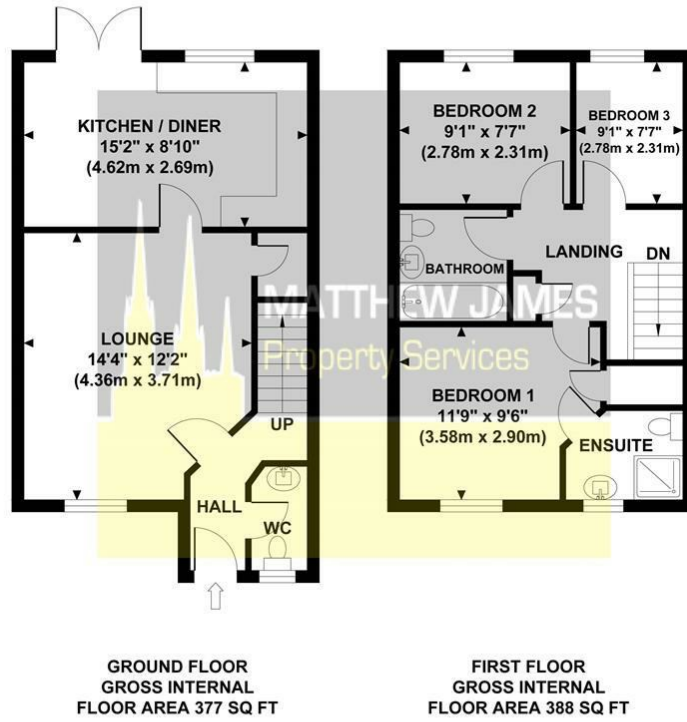


Laid mainly to lawn and having a decked patio area, fenced perimeter and pedestrian access that leads to the front elevation.

# Floor Plan

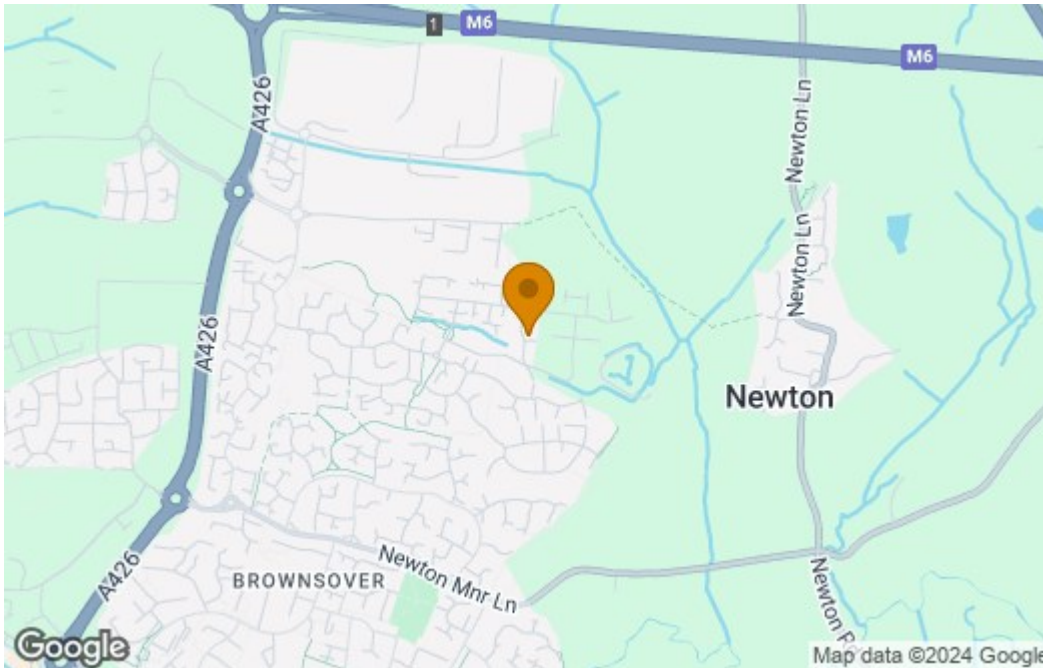
## ASTER DRIVE

Approximate Gross Internal Area 764 sq ft / 71.0 sq m

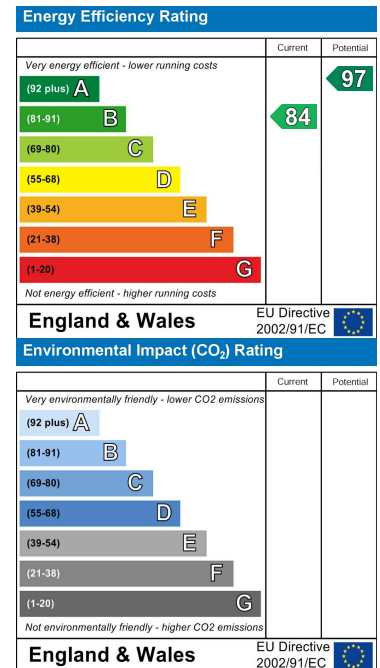


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter