

17 Shearwater Drive

COTON PARK, RUGBY, CV23 0WY

Henry James
The Rugby Property Expert

The Property Experts









If you're dreaming of living in a spacious family home with plenty of room for children to play, which is perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Detached Home

Four Spacious Bedrooms

Two Bathrooms and Ensuite

Single Garage & Driveway Parking For Four Cars

Open Plan Kitchen Diner

Front & Rear Gardens

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Amenities Within Walking Distance

EPC Rating - C

4 2 3













It's a pleasure to introduce you to this ideal family home on Shearwater Drive! This generous semi-detached house offers four bedrooms, a living room , an open plan kitchen-diner, a bathroom, a cloakroom and an ensuite to the master bedroom, and a detached single garage with a driveway able to comfortably accommodate four cars and one more in the garage for a total of five parking spots.

Outside, this beautifully presented four bedroom semi-detached family home offers a very spacious rear garden. This garden is very well maintained and benefits from a French drainage system which allows it to manage excess rainwater and ensures that the garden looks its best all year round. What's more there is a spacious decked area which makes the perfect place for alfresco dining and barbecues in the summertime, the decked area can be covered by an awning meaning that you can enjoy relaxing in the rear garden at all times. The rear garden offers an external tap, a fitted clothes line, outdoor lighting and CCTV for added security. Additionally, you have access to the single garage, a gate which provides access to the forested area to the rear and side access which leads out to the spacious driveway.

This spacious home is ideally located in the popular Coton Park development to access Coton Park Play Area, Rugby Free Primary School, The Great Central Walk and local shopping at Central Park Shopping Centre. For commuters, Rugby's motorway networks and Rugby Train Station offer access to an abundance of transport routes.

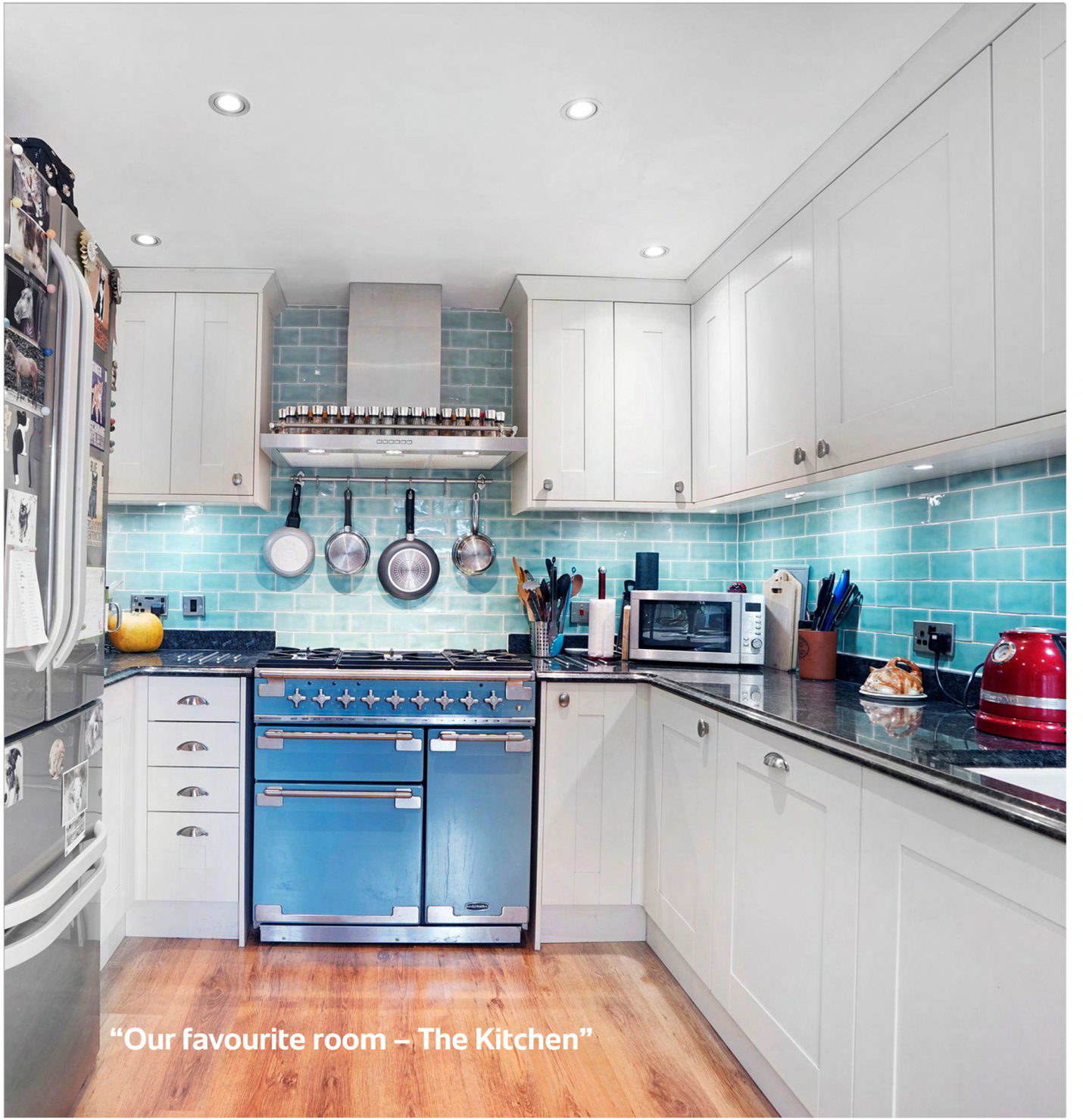
"This property is the perfect family home offering so much character and warmth for you and your family to enjoy. The flow of the living space makes it perfect for entertaining!"

The Seller's View

“When we first bought our home, we knew we wanted to leave our mark on it and make sure that it reflects our family. Once all of the renovations were done, we were so pleased with how the kitchen and the ensuite turned out. They feel so luxurious and modern. They are definitely our favourite rooms inside our home”

“Outside is where the magic happens. We had a special French drainage system installed for the garden and it makes sure that the garden always looks lush and green. During the summer, we love to host barbeque parties. We especially enjoy the privacy since the rear of the house is not overlooked by other neighbours.”

"It has been such a pleasure making memories in this house. However, it's time to move on and we look forward to finding somewhere that fits our family's evolving lifestyle."



“Our favourite room – The Kitchen”

Directions
From M6 use the 2nd from the right lane to take the slip road to A426. At the roundabout, take the 2nd exit onto A426. At the roundabout take the first exit to Central Park Drive. At the next roundabout, take the third exit to Coton Park Drive. Continue driving and turn right onto Nightingale Gardens then turn left onto Shearwater Drive. Turn left to stay on Shearwater Drive and 17 Shearwater Drive, Rugby, CV23 0WY will be on the right.

Services
Mains gas, mains electricity, mains water and ultrafast broadband are connected

Tenure
Freehold

Local Authority & Tax Band
Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - D

Viewing Arrangements
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

Town Centre 2.8 miles

Primary Schools 0.7 miles

Train Station 1.9 miles

Motorway links 1.4 miles

Airport 29.8 miles

Nearest City 13.7 miles

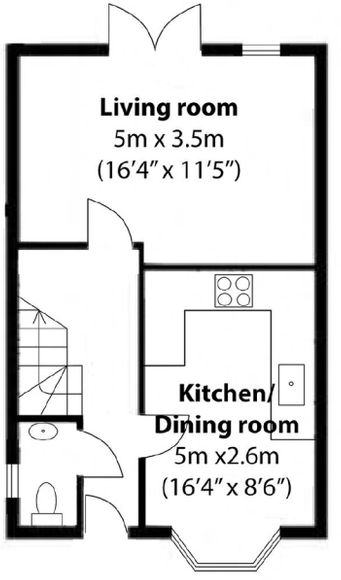
Bus Stop 0.2 miles

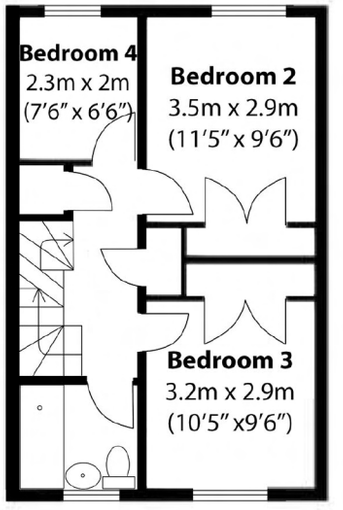
University 14.8 miles

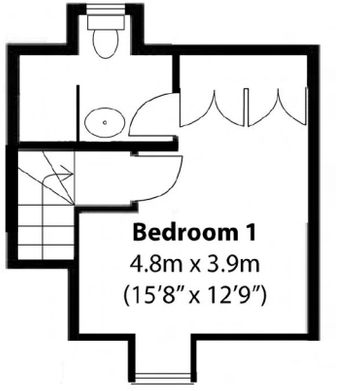
Hospital 10.9 miles

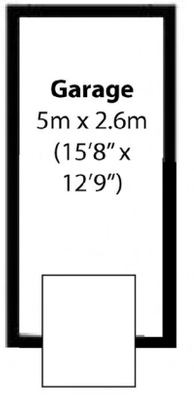
Shearwater Drive, Rugby, CV23

Total area = 117 sq.m. / 1259 sq ft
House - 104 sq.m. / 1119 sq ft
Garage - 13 sq.m. / 139 sq ft



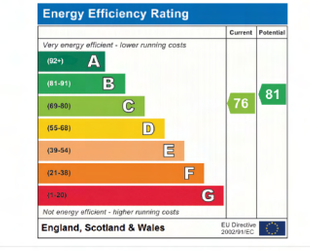






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AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellies first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birth place of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwichshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourist to explore both medieval and more recent history





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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

"Henry is by far the most friendly and approachable agent that we've met. The best part about Henry's service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him."

Sam Kealy

allAgents.co.uk

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