



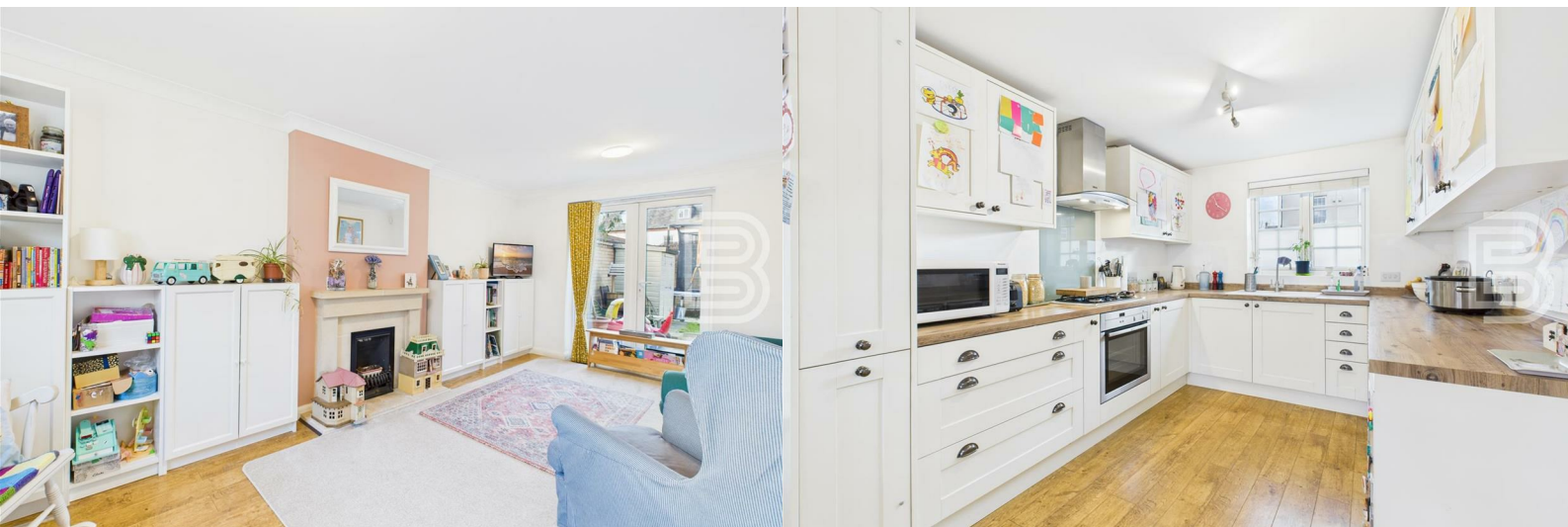
Ellis Brooke



2 Shearwater Drive

Coton Park, Rugby, CV23 0WY

Offers in excess of £350,000



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Hallway

Composite part glazed front door. Wood effect flooring. Stairs to first floor. Under-stairs cupboard. Door to Lounge. Door to WC. Door to Kitchen/Diner. Radiator. Coving.

Lounge

Double glazed window to the front aspect and double glazed French Doors to the rear aspect. Two radiators. Gas fire with surround. Wood effect flooring. Coving.

Kitchen/Diner

Double glazed window to the front aspect. Opens through into Family Area. Radiator. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Composite sink/drainage with mixer tap. Integrated oven with gas hob and extractor. Space for a fridge and a freezer. Space and plumbing for a dishwasher. Wood effect flooring.

Family Area

Double glazed bi-fold doors to garden. Sliding door into Utility Room. Vertical radiator. Large Velux window.

Utility Room

Double glazed window and double glazed door to the side. Additional stainless steel sink/drainage. Extractor. Space and plumbing for washing machine. Space for a dryer. Additional work surfaces. Inset spotlights. Radiator.

Guest WC

Low flush WC. Pedestal wash hand basin. Heated towel rail. Extractor. Tiling to splashbacks.

Landing

Doors off to all 3 bedrooms. Door to Family Bathroom. Cupboard housing Worcester combination boiler. Oversize loft access hatch with fold-down wooden ladder (light and power connected and part boarded). Double glazed window. Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator. Door to En-Suite. Fitted cupboard and fitted wardrobe. Coving.

En-Suite

Double glazed window to the front aspect. Radiator. Enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Tiling to splashbacks.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Coving.

Family Bathroom

Double glazed window to the front aspect. Heated towel rail. Low flush WC. Pedestal wash

hand basin. Panelled bath with shower over. Tiling to splashbacks. Shaver point. Extractor.

Frontage

Lawned fore-garden bisected with pathway leading to front door. Various bushes and shrubs.

Rear Garden

Primarily enclosed by brick wall. Gate to the side. Patio/hard-standing. Central lawned area with stone chipping section (ideal for trampoline). Detached timber built garden office.

Garden Office

Installed 2019 by Warwick Buildings. Double glazed window and door. Insulated with power connected. Inset spotlights.

Garage & Driveway

Located along the side of the property. Block paved parking for 2 cars leading to single garage which has metal up and over door plus power connected.

Solar Panels

Panels owned (not leased)

5 Kwh Battery

In 2025 the property was 70% self sufficient for electricity (only drawing 30% from the grid)

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



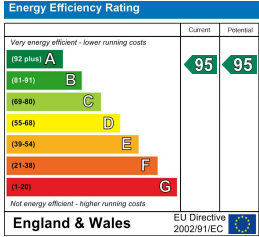
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk