

# archerbassett

LETTINGS AND SALES



Begonia Way, Rugby, CV23 0YB

£1,400 Per Calendar Month



Welcome to Coton Corner House, a stunning nearly new detached home located on Begonia Way in the sought-after area of Coton Park, Rugby. This impressive property boasts a generous 980 square feet of living space and was built in 2025, ensuring modern design and energy efficiency. There is a bright and airy lounge that invites natural light with patio doors that lead directly to the rear garden. The heart of the home is undoubtedly the beautifully appointed kitchen/diner, which comes equipped with integrated appliances. Additionally, a separate utility room with an integrated washing machine and dryer adds convenience to your daily routine, while a ground floor w.c. enhances practicality for guests. This remarkable property offers four well-proportioned bedrooms with the main having en-suite shower room and a family bathroom with electric shower over the bath. Situated in an enviable corner position, Coton Corner House enjoys non-obstructed views to the front and side, adding to its appeal. The location in Coton Park is highly desirable, known for its community spirit and proximity to local amenities, schools, and parks. In summary, Coton Corner House is a perfect blend of modern living and comfort, making it an ideal choice for families or anyone seeking a stylish home in a vibrant community.

- BEAUTIFULLY APPOINTED DETACHED HOME
- WELL DESIGNED FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- SPACIOUS BRIGHT LOUNGE WITH PATIO DOORS TO REAR GARDEN
- UTILITY ROOM WITH INTEGRATED APPLIANCES AND GROUND FLOOR W.C.
- FOUR BEDROOMS WITH THE MAIN HAVING EN-SUITE SHOWER ROOM
- FAMILY BATHROOM WITH ELECTRIC SHOWER OVER THE BATH
- UN-OBSTRICTED VIEWS TO THE FRONT AND SIDE OF THE PROPERTY
- GARDENS AND GARAGE WITH DRIVEWAY

