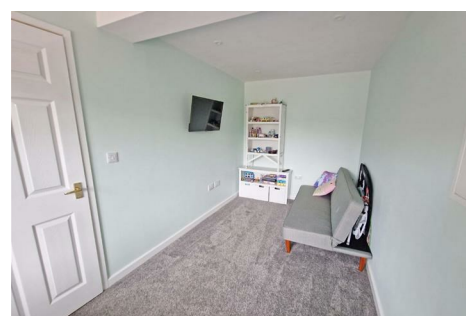


**5 Staveley Way
Strawberry Fields
RUGBY
CV21 1TP**

£355,000



- **FOUR BEDROOM**
- **POPULAR RESIDENTIAL LOCATION**
- **CONVERTED GARAGE**
- **ENCLOSED REAR GARDEN**

- **DETACHED FAMILY HOME**
- **REFITTED KITCHEN**
- **WELL PRESENTED**
- **NO ONWARD CHAIN**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented four bedroom family home which has been extended and modernised using the garage to provide an extra reception room and large family kitchen. In brief the accommodation comprises; entrance hall, lounge, second reception room, kitchen/ diner, utility and ground floor w.c. To the first floor there are four well proportioned bedrooms, an ensuite shower room and a family bathroom. Externally there is off road parking, an electric vehicle charging point, and an enclosed rear garden. This property also benefits from leaded effect double glazed windows, gas radiator heating, solar panels and an electric vehicle charging point. Located in the popular Strawberry Fields development, the property is within close proximity to the M1/M6 and A14 road networks and conveniently situated for access to countryside walks, local amenities, retail parks and Rugby Town Centre. It is only a five minute drive to Rugby Railway Station which offers direct line services to Birmingham and London Euston, making this an ideal location for commuters.

Accommodation Comprises

Entry via upvc part glazed entrance door with glazed side panel into:

Entrance Hallway

Stairs rising to first floor. Doors off to lounge and second reception room.

Lounge

13'10" x 12'9" (4.22m x 3.91m)

Bay window to front aspect. Radiator. Coving to ceiling. Door to kitchen/dining room.

Second Reception Room

16'2" x 7'1" (4.93m x 2.17m)

Window to front aspect. Recessed spotlights.

Kitchen / Dining Room

18'8" x 9'6" (5.69m x 2.92m)

Refitted with a range of modern base units with work surface space incorporating a sink with feature mixer taps over. The peninsula has a built in double oven with hob and built in wine rack. Tiled splash backs. Space for an American style fridge/freezer. Two contemporary radiators. Recessed spotlights. Feature lighting. Window overlooking rear garden. French doors opening to patio. Door to:

Utility

Base unit with work surface space incorporating a sink with feature mixer taps over. Space and plumbing for a washing machine and dishwasher. Wall mounted boiler. Door to w.c. Window to side aspect. Glazed door to rear garden.

Downstairs WC

With low level w.c. and window to side elevation.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

12'9" x 9'8" (3.89m x 2.95m)

Two windows to front aspect. Built in wardrobe. Radiator. Door to ensuite.

Ensuite Shower Room

With suite to comprise; shower cubicle, low level w.c. and wash hand basin with vanity storage. Chrome heated towel radiator. Part tiled walls.

Bedroom Two

9'8" x 9'3" (2.97m x 2.83m)

Window to rear. Built in wardrobe. Radiator.

Bedroom Three

8'4" x 7'3" (2.55m x 2.21m)

Window to rear. Built in storage cupboard. Radiator.

Bedroom Four

7'9" x 7'2" (2.37m x 2.19m)

Window to front. Radiator.

Family Bathroom

With suite to comprise; panel bath, pedestal wash hand basin and low level w.c. Fully tiled walls.

Front Garden

Mainly laid to block paving providing off road parking. Area laid to lawn. Electric vehicle charging point. Gated access to rear garden.

Rear Garden

Mainly laid to lawn with extended block paved patio area. Raised sleeper beds and timber fencing to boundaries.

Agents Note

Local Authority: Rugby

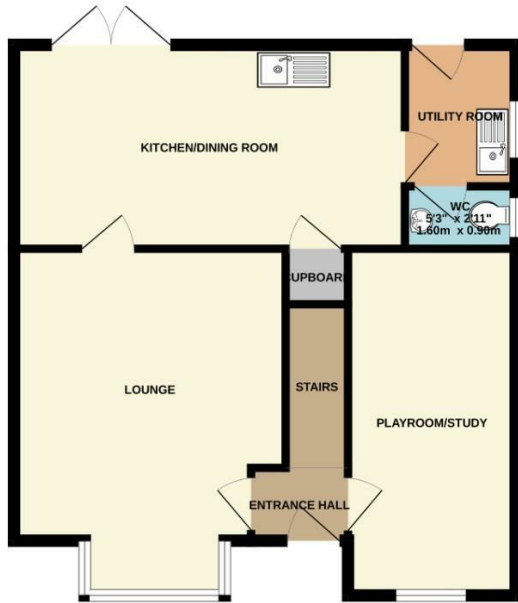
Council Tax Band: D

Energy Efficiency Rating: B





GROUND FLOOR

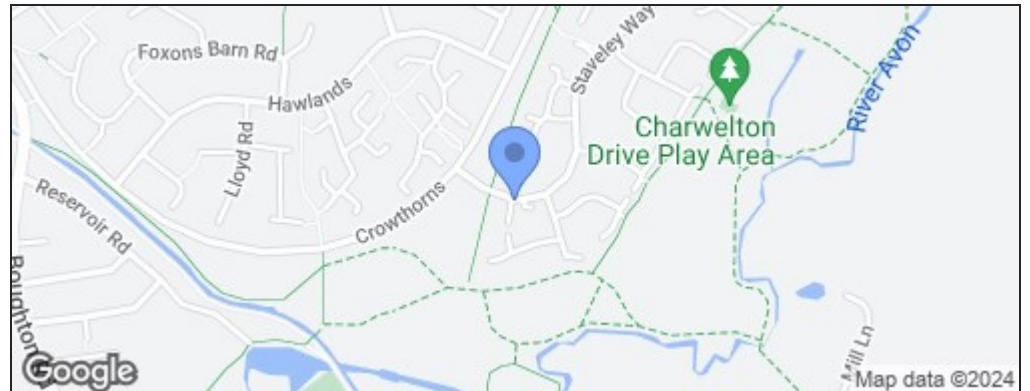


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.