

**9 Eydon Close  
Strawberry Fields  
RUGBY  
CV21 1TL  
£325,000**



- **FOUR BEDROOM**
- **UTILITY ROOM**
- **LOUNGE**
- **KITCHEN**
- **GARAGE AND PARKING**

- **DETACHED FAMILY HOME**
- **GROUND FLOOR W.C.**
- **DINING ROOM**
- **ENSUITE SHOWER ROOM**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A four bedroom detached family home located in the popular residential area of Strawberry Fields. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, utility room, cloakroom, four good sized bedrooms, an ensuite shower room and a family bathroom. Externally there is off road parking for several vehicles and an enclosed rear garden.

Strawberry Fields is located on the North side of Rugby and has easy access to the M1/M6 and A14 networks, retail parks, Rugby College, Rugby Railway Station and Rugby Town Centre. Close by there are an excellent range of local amenities to include, shops, takeaways, chemist, doctors surgery, church, community centre, and well regarded schools.

### **Accommodation Comprises**

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

#### **Entrance Hall**

Stairs rising to first floor. Feature fire. Radiator. Door to lounge.

#### **Lounge**

13'1" x 16'2" (3.99m x 4.93m)

Bay window to front. Radiator. Feature fire. Door to dining room.

#### **Dining Room**

10'4" x 8'9" (3.15m x 2.67m)

French doors opening to rear garden. Radiator. Doorway through to kitchen.

#### **Kitchen**

9'4" x 10'5" (2.87m x 3.18m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit with mixer tap over. Range cooker with extractor canopy over. Space and plumbing for a dishwasher. Space for a fridge/freezer. Radiator. Door to understairs pantry/storage cupboard. Window overlooking rear garden. Door to utility room.

#### **Utility Room**

Base units with work surface space incorporating a sink and drainer unit. Space and plumbing for a washing machine. Space for a fridge. Window to side. Glazed door to rear garden. Door to w.c.

#### **Ground Floor W.C.**

With low level w.c. wall mounted wash hand basin. Window to side.

#### **First Floor Landing**

Access to boarded and insulated loft. Doors off to bedrooms and bathroom.

#### **Bedroom One**

10'2" x 13'1" (3.12m x 4.01m)

Window to front. Radiator. Built in wardrobe. Door to ensuite.

#### **Ensuite Shower Room**

With suite comprise; shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls. Chrome heated towel radiator. Window to side.

#### **Bedroom Two**

9'4" x 10'0" (2.87m x 3.05m)

Window to rear. Radiator. Built in wardrobe.

**Bedroom Three**

9'4" x 7'3" (2.87m x 2.21m)

Window to front. Radiator. Built in wardrobe.

**Bedroom Four**

7'8" x 7'8" (2.34m x 2.36m)

Window to rear. Radiator. Built in wardrobe

**Family Bathroom**

With suite to comprise; panel bath with shower and shower screen over, pedestal wash hand basin and low level w.c. Tiled walls. Window to rear elevation.

**Front Garden**

Block paved driveway providing off road parking and leading to garage. Area laid to gravel. Shrub border. Gated access to rear garden.

**Integral Garage**

With up and over style door. Power and light connected.

**Rear Garden**

Area laid to decking. Timber shed. Area laid to lawn. Patio area. Shrub borders. Timber fencing to boundaries. Gated pedestrian access.

**Agents Note**

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D











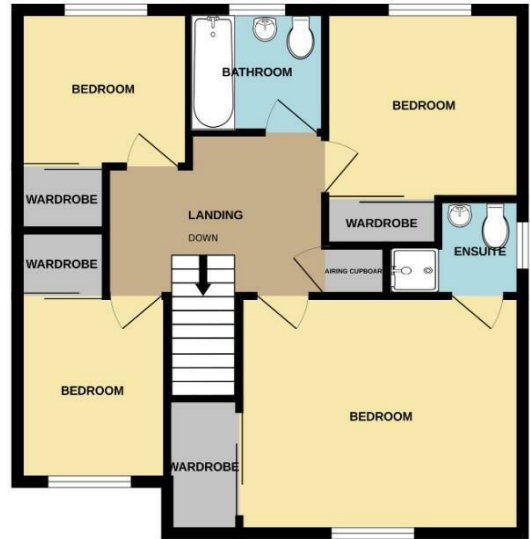




GROUND FLOOR

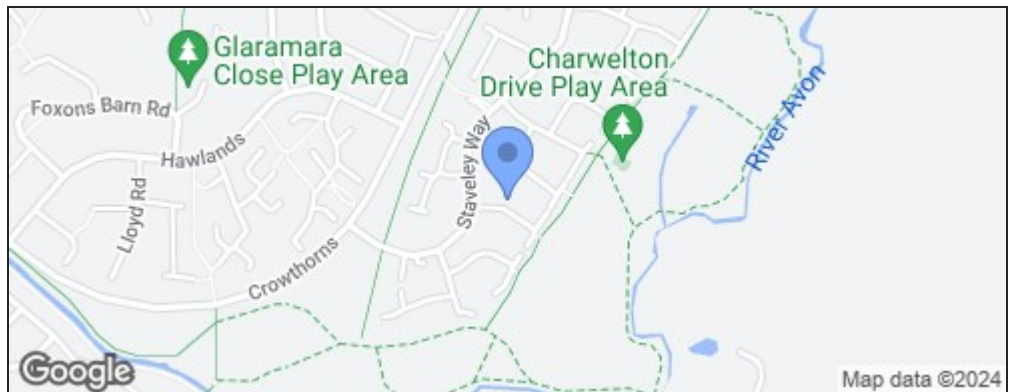


1ST FLOOR



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
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.