



Scan me to get a **detailed property report & valuation** on your house!



**Staveley Way, Strawberry Fields**  
**Offers Over £350,000**

**complete** ●●●  
ESTATE AGENTS



# Staveley Way, Strawberry Fields, Rugby

Complete Estate Agents are pleased to offer for sale this spacious four-bedroom detached family home situated on the popular Strawberry Fields development. The property has the added benefit of a conservatory and dominant corner position. In brief the property comprises of Entrance hall, Loung, Kitchen / Dining Room, Cloakroom, Conservatory, Landing, Master bedroom with En suite, Three further bedrooms, Family bathroom, Garage and rear garden. Off road parking for 4/5 vehicles. Call 01788 550800 to book an internal inspection.

## Hall

Entered via glazed door.

## Lounge 15'9" x 18'6" (4.81 x 5.64)

Feature fireplace with inset gas fire. Radiator. Window to front.

## Dining Area 9'1" x 8'9" (2.78 x 2.68)

Entered via glazed doors. Radiator.

## Kitchen 15'9" x 8'4" (4.81 x 2.56)

An array of base cupboards and drawers with eye level units above. Sink unit with mixer tap above. Plumbing for a dishwasher. Plumbing for an automatic washing machine. Recess for an american style fridge/ freezer. Recess for a slot in cooker with extractor above. Wall mounted gas central heating boiler serving domestic hot water and radiators throughout. Window to rear. Door to side.





### **Sun Room 10'9" x 10'5" (3.28 x 3.19)**

Doors to rear garden.

### **Cloakroom**

Low flush WC. Wash hand basin. Radiator. Window to side.

### **Landing**

Access to loft. Airing cupboard.

### **Primary Bedroom 12'6" x 11'10" (3.82 x 3.61)**

Built in wardrobe. Overstairs cupboard. Radiator. Window to front.

### **En Suite 6'4" x 5'2" (1.95 x 1.59)**

Glazed shower enclosure. Low flush wc. Wash hand basin. Radiator. Window to front.

### **Bedroom Two 15'0" x 8'2" (4.59 x 2.51)**

Built in wardrobe. Radiator. Window to front.

### **Bedroom Three 11'7" x 9'2" (3.55 x 2.81)**

Built in wardrobe. Radiator. Window to rear.

### **Bedroom Four 11'1" x 8'2" (3.40 x 2.51)**

Built in wardrobe. Radiator. Window to rear.

### **Bathroom 7'9" x 6'4" (2.37 x 1.94 )**

Panelled bath with shower over. Low flush wc. Wash hand basin. Tiled splash areas. Window to rear.

### **Garden**

Paved patio with lawned area. Raised well stocked borders. Fully enclosed by timber fencing. Gated side access.

### **Garage**

Entered via up and over steel door. Power and light connected. Door to kitchen.

### **Front Garden**

Off road parking for 3/4 vehicles. There is a lawned area with shrub borders. The owner has informed us that there is reinforced garrs paving for additional off street parking.



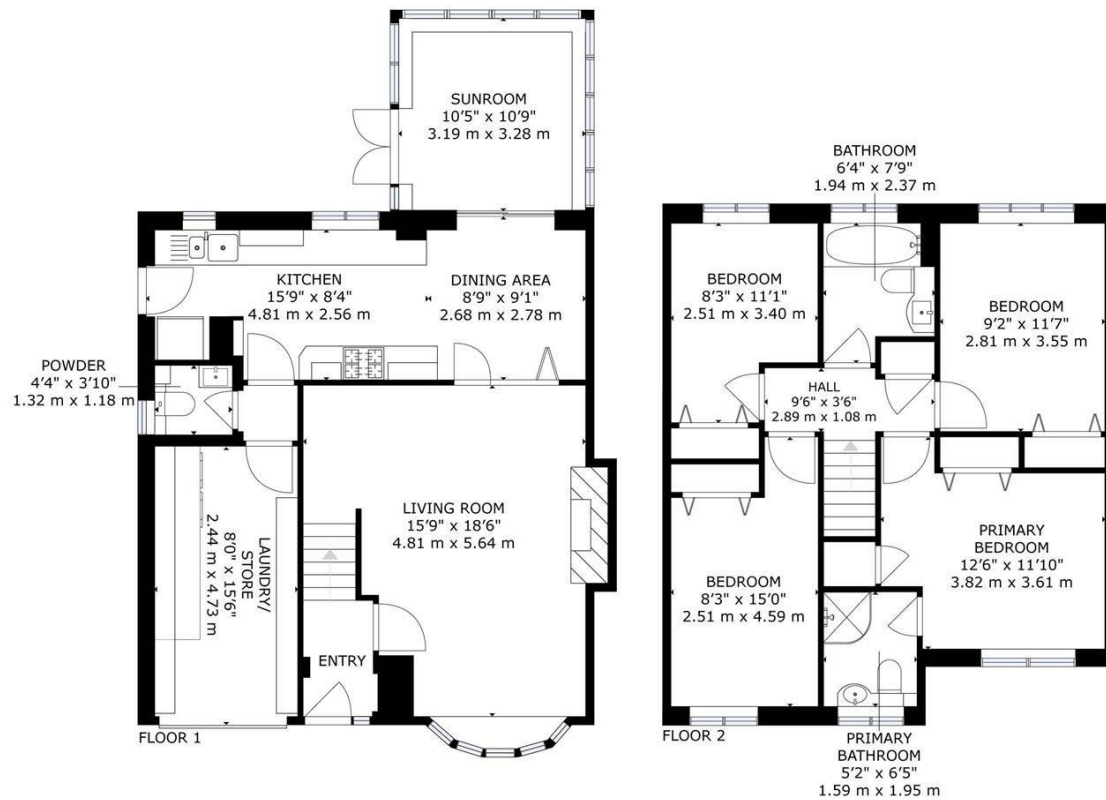
### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





GROSS INTERNAL AREA  
 FLOOR 1: 807 sq.ft, 75 m<sup>2</sup>; FLOOR 2: 645 sq.ft, 60 m<sup>2</sup>  
 TOTAL: 1453 sq.ft, 135 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
 T: 01788 550 800  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 ESTATE AGENTS