



Connells

Staveley Way
Rugby



Property Description

Connells are delighted to bring to market this immaculately presented, detached family home in a highly desirable area of Rugby on Staveley Way. Staveley Way in brief comprises of; entrance hall, lounge, study/second reception, modern open plan kitchen/diner, four double bedrooms with en suite to master and family bathroom. Externally, there is a lovely rear garden and allocated off road parking for ample vehicles. The property also benefits from gas central heating, double glazing and owned solar panels.

Strawberry Fields is a popular residential location which is within walking distance of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and renowned Brownsover Fish Bar. Within walking distance of the property is The Great Central Walk (the old railway line), Five Arches Wildlife Site, Rugby Free Primary School and Boughton Leigh Junior and Infant School, all of which are rated 'good' by Ofsted. Slightly further afield a short walk to the River Avon.

Staveley Way is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing!

Sellers Improvements

The current sellers have upgraded this home to an impeccable condition, and have also had new fitted doors, radiators and a brand new combi boiler.

Front Of Property

At the front of this property you are approached with hedges and a large driveway for ample parking. The main entrance door then leads to;

Entrance Hall

Welcoming entrance hall which allows access to downstairs reception rooms and stairs rising to the first floor landing.

Storage Room

In the entrance hall there is a walk in storage area which holds fantastic potential to be converted into the downstairs WC if required. The boiler is located here.

Lounge

19' 1" x 11' 8" (5.82m x 3.56m)

A spacious family lounge which features a fireplace, tall standing radiator and a large window to front allowing plenty of light.

Study/Second Reception Room

14' 2" x 8' 4" (4.32m x 2.54m)

A previously converted internal garage which now makes for a fantastic home office/second reception room/downstairs bedroom - the perfect versatile living accommodation.

Kitchen/Diner

23' 9" x 12' 6" (7.24m x 3.81m)

A modern, well sized open plan kitchen/diner. The kitchen features a range of wall and mount base units, with integrated appliances including built in oven with four ring induction hob and extractor fan, sink + drain, dish washer and washing machine. There is additional space for a double fridge freezer. There is also a door to the garden and window to rear.

Landing

Spacious first floor landing with two storage cupboards with built in shelving, access to first floor reception rooms and window to side.

Bedroom One

14' 5" x 11' 8" (4.39m x 3.56m)

The master bedroom features built in wardrobes with sliding doors, bay window to front and spotlights.

En Suite

En suite to master with a built in bath with shower, low level WC, wash hand basin, heated chrome towel rail and window to side.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

Double bedroom with space for wardrobe and window to rear.

Bedroom Three

9' 8" x 9' (2.95m x 2.74m)

Double bedroom featuring space for wardrobe and window to front.

Bedroom Four

10' 5" x 8' 7" (3.17m x 2.62m)

Double bedroom featuring space for wardrobe and window to rear.

Family Bathroom

A modern, newly fitted tiled bathroom with a double walk in shower, low level WC, wash hand basin, heated chrome towel rail and window to rear.

Loft

A large boarded loft which has ideal potential to be a fifth bedroom.

Rear Of Property

A new re fenced rear garden laid to lawn with patio and a decking area. There is also a storage shed and side access.

Parking

The property benefits from a large driveway to front for allocated off road parking for approximately four to five cars. Further on street parking is available. There is also a EV charging point to the side.

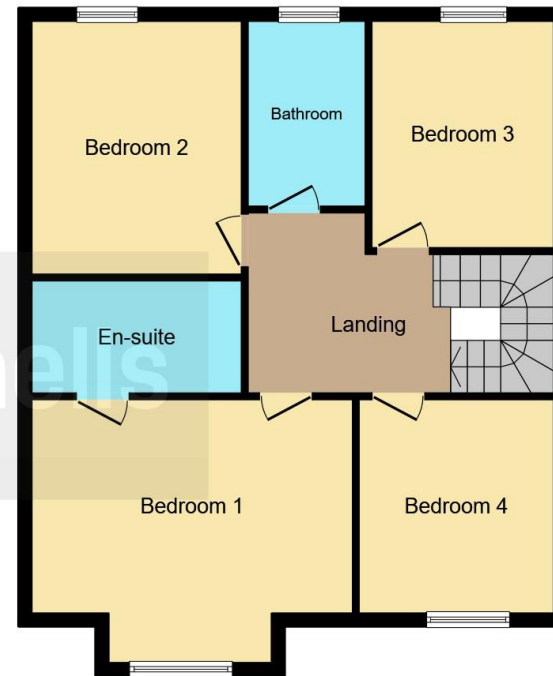








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B

Tenure: Freehold

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Property Ref: RBY107175 - 0010