



**EDWARD KNIGHT**  
ESTATE AGENTS

15 CHERVIL WAY, RUGBY, CV23 0AD

£349,950





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional 3-bedroom detached family home, which has undergone significant improvements by the current owners over the past three years to an exceptionally high standard.

Situated in a highly desirable residential area to the north of Rugby, the property offers excellent access to the Midland motorway network, making it perfect for commuters.

The well-planned accommodation briefly comprises:

- A spacious entrance hallway with beautiful high-quality flooring
- A generous lounge
- A convenient ground-floor cloakroom/WC
- A stunning kitchen/diner featuring integrated appliances and a separate utility room

On the first floor are three well-proportioned bedrooms, including a principal bedroom with its own luxurious ensuite shower room, and a modern family bathroom with a contemporary three-piece suite.

Externally, the rear garden has been beautifully landscaped to create an attractive and low-maintenance outdoor space. To the front, a lawned garden leads to a wide driveway providing ample off-road parking, which in turn gives access to a single garage.

This superbly presented home is sure to appeal to families and professionals alike. Early viewing is strongly recommended to avoid disappointment.

#### LOCATION

The area provides a wealth of local amenities, including shops, a supermarket, and the popular leisure and retail destinations of Elliott's Field and Junction One. Residents enjoy excellent schooling options and



superb transport connections, with nearby bus routes, convenient access to major motorways (M1, M6, and M45), and Rugby train station just a short drive away offering direct services to London Euston in approximately 47 minutes, making this location ideal for commuters.

## GROUND FLOOR

### KITCHEN/DINING

18' 01" x 9' 04" (5.51m x 2.84m)

### LIVING ROOM

11' 08" x 12' 11" (3.56m x 3.94m)

### STORE

### HALL

### DOWNSTAIRS W/C

### BEDROOM 1

12' 11" x 10' 08" (3.94m x 3.25m)

### BEDROOM 2

9' 03" x 9' 05" (2.82m x 2.87m)

### BEDROOM 3

8' 6" x 9.5' 0" (2.59m x 2.74m)

### BATHROOM

### STORE

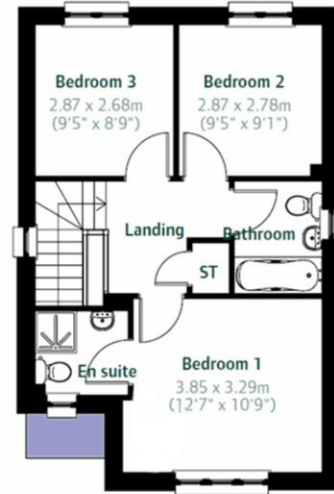
### ENSUITE TO MASTER

### SINGLE GARAGE









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		