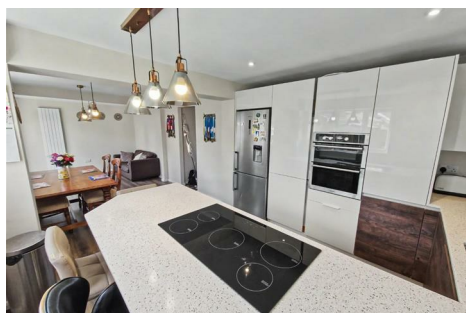


**4 Grendon Drive
Strawberry Fields
RUGBY
CV21 1UB**

£395,000



- **FOUR BEDROOM**
- **SOLAR PANELS**
- **EXTENDED**
- **GROUND FLOOR W.C.**
- **PARKING AND ENCLOSED REAR GARDEN**

- **DETACHED FAMILY HOME**
- **KITCHEN / DINING ROOM**
- **OFFICE/PLAYROOM/GROUND FLOOR BEDROOM**
- **ENSUITE SHOWER ROOM**
- **ENERGY EFFICIENCY RATING B**

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PERSONAL • PROFESSIONAL • PROACTIVE

This detached family home on Grendon Drive offers generous, adaptable living space, thoughtfully extended and reconfigured to create a four-bedroom layout ideal for modern family life. The heart of the home is the enlarged kitchen and dining area, a bright and social space designed for everyday cooking, relaxed meals and effortless entertaining. The lounge provides a comfortable retreat, while the addition of a downstairs toilet adds welcome practicality.

A former garage has been cleverly converted to create a highly versatile ground-floor room that can serve as a bedroom, home office or playroom, giving the property the flexibility to evolve with changing needs. Upstairs, four well-proportioned bedrooms offer excellent family accommodation, with an ensuite shower room adding a touch of convenience and privacy. Solar panels enhance the home's efficiency, and the property benefits from gas radiator central heating and UPVC double glazing throughout.

The rear garden is fully enclosed, creating a safe and private outdoor space for children, pets or quiet relaxation.

Grendon Drive sits on the north side of Rugby, an area known for its strong sense of community and excellent everyday amenities. Local shops, takeaways, a chemist, doctors' surgery, church and community centre are all within easy reach, along with well-regarded schools. Rugby College and the town's retail parks are close by, and the location offers straightforward access to the M6 and M1 motorway networks. Rugby Railway Station provides fast mainline services to London Euston and Birmingham New Street, making this a superbly connected setting for families, commuters and anyone seeking convenience without compromising on comfort.

Accommodation Comprises

Entry via upvc front entrance door into:

Hallway

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors off to study, kitchen/diner, lounge and ground floor w.c.

Lounge

14'1" x 10'2" (4.30m x 3.11m)

Window to front aspect. Radiator.

Study / Playroom

15'1" x 10'7" (4.60m x 3.25m)

Window to front aspect. Window to side aspect. Radiator.

Kitchen / Diner

28'2" x 12'2" (8.61m x 3.71m)

Fitted with a range of base and eye level units. Work surface space with inset sink unit. Induction hob. Built in double oven. Integrated dishwasher. Space and plumbing for a washing machine and dryer. Vertical radiator. Two windows to rear aspect. French doors opening to rear garden.

Ground Floor W.C.

Low level w.c. and wash hand basin with vanity storage. Frosted window to front elevation.

First Floor Landing

Accesss to loft space. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

21'2" x 10'7" (6.47m x 3.25m)

Window to front aspect. Two windows to side aspect. Radiator. Door to:

Ensuite Shower / Dressing Room

With suite to comprise, corner shower, wash hand basin, and low level w.c. Frosted window to rear elevation. Opening through to dressing area.

Bedroom Two

12'9" x 10'2" (3.89m x 3.11m)

Window to front aspect. Built in wardrobe.

Bedroom Three

11'1" x 10'2" (3.40m x 3.11m)

Window to rear aspect. Built in wardrobe and dressing table.

Bedroom Four

10'2" x 8'3" (3.11m x 2.54m)

Window to front aspect. Radiator. Built in storage space.

Family Bathroom

With suite to comprise; bath with shower and shower screen over, low level w.c. with concealed cistern, vanity inset wash hand basin. Heated towel radiator. Frosted window to rear elevation.

Front Garden

Block paved driveway. Area laid to lawn. Shrub borders.

Rear Garden

Mainly laid to lawn with patio area. Shrub border. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Council Tax Band: Currently D

Energy Efficiency Rating: B



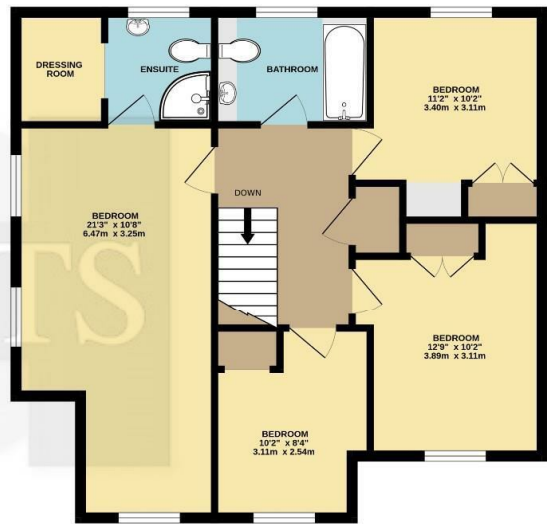




GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



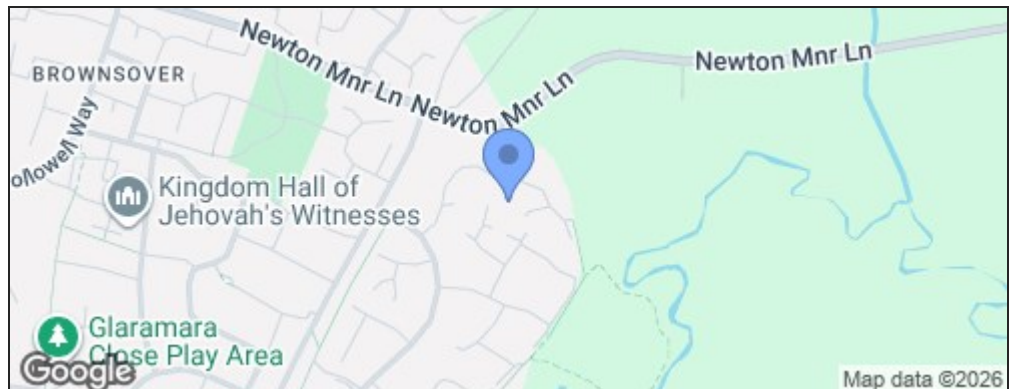
1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 sq.m.) approx.

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		
(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.