

**1 Culworth Close
Brownsover
RUGBY
CV21 1TX**

Offers Over £400,000



- **FOUR DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **STUDY AND UTILITY ROOM**
- **REFITTED FAMILY BATHROOM**
- **GAS RADIATOR CENTRAL HEATING**

- **DETACHED FAMILY HOME**
- **MODERN KITCHEN / DINER**
- **ENSUITE SHOWER ROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An attractive FOUR double bedroom detached family home, perfectly positioned in the highly desirable Strawberry Fields development. This spacious property offers a superb blend of comfort, practicality, and modern living. The accommodation includes a generous lounge, a stylish kitchen/diner ideal for family meals and entertaining, and a useful utility room. The master bedroom benefits from its own en suite, while the refitted family bathroom serves the remaining bedrooms beautifully. The garage has been thoughtfully converted into a dedicated home office, creating an ideal space for remote working or study. Additional conveniences include a downstairs W.C., gas central heating, and upvc double glazing throughout. Outside, the enclosed rear garden provides a safe and private space for children to play or for relaxing outdoors. To the front, there is off-road parking for two cars. A fantastic opportunity to secure a spacious family home in a sought-after location.

Located on the north side of Rugby, this property enjoys excellent access to major transport links including the M1, M6 and A14, making it ideal for commuters. A wide range of amenities are close by, such as retail parks, Rugby College, Rugby Railway Station, and Rugby Town Centre. The local area offers an impressive selection of everyday conveniences including shops, takeaways, a chemist, doctors' surgery, church, community centre, and well-regarded schools. Rugby Railway Station provides mainline services to both London Euston and Birmingham New Street, ensuring straightforward travel for work or leisure.

Accommodation Comprises

Entry via upvc obscure glazed front entrance door into:

Hallway

Stairs rising to first floor. Radiator. Timber flooring. Oak doors off to all rooms. Double doors into:

Lounge

19'4" x 11'9" (5.90m x 3.60m)

Upvc double glazed window to front aspect. Radiator. Feature fireplace with electric fire. Dado rail. Shelving. Chrome dimmer switch.

Kitchen / Diner

23'11" x 11'9" (7.30m x 3.60m)

Fitted with a range of base and eye level soft close units. Work surface space incorporating a one and a half bowl sink with mixer tap. Tiled splash backs Space for a range cooker with extractor canopy over. Space and plumbing for a washing machine and dishwasher. Space for an american style fridge/freezer. Tiled floor. Radiator. Spotlights. Two upvc double glazed windows to rear aspect. Upvc double glazed door opening to rear garden.

Utility Room

8'5" x 5'6" (2.57m x 1.70m)

Wall mounted boiler. Space for a washing machine and tumble dryer. Wall mounted storage cupboards. Door to study.

Downstairs W.C.

Low level w.c. Large wall mounted wash hand basin with tiled splash back. Radiator. Tiled floor. Obscure upvc double glazed window to side elevation.

Study

11'9" x 8'5" (3.60m x 2.57m)

Converted garage. Upvc double glazed window to front. Radiator. Fuse box. Laminate floor covering.

First Floor Landing

Feature wall. Upvc double glazed window to side aspect. Airing cupboard. Further storage cupboard. Access to partially boarded loft space. Doors off to bedrooms and bathroom.

Bedroom One

12'9" x 11'1" (3.89m x 3.39m)

Upvc double glazed bay window to front aspect. Three built in wardrobes. Radiator. Door to:

Refitted Ensuite

Large shower cubicle with mixer shower, and further rainfall shower head. Inset wash hand basin with mixer tap over and storage under. Low level w.c. Tiled walls. Marble tiled floor. Heated ladder radiator.

Extractor fan. Spotlights. Obscure upvc double glazed window to side elevation.

Bedroom Two

11'9" x 9'4" (3.60m x 2.85m)

Upvc double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom Three

10'5" x 8'5" (3.19m x 2.57m)

Upvc double glazed window to rear aspect. Radiator. Laminate flooring.

Bedroom Four

10'5" x 8'5" (3.19m x 2.57m)

Two upvc double glazed windows to front aspect. Radiator. Laminate flooring.

Front Garden

Block paved area providing off road parking for two cars. Gated access to rear garden. Hedgerow. Astro turf. Timber fence. Step up to front door.

Rear Garden

Mature flower, shrub and evergreen borders. Mainly laid to lawn. Large decking area. Patio area. Shed. Enclosed by timber fencing.

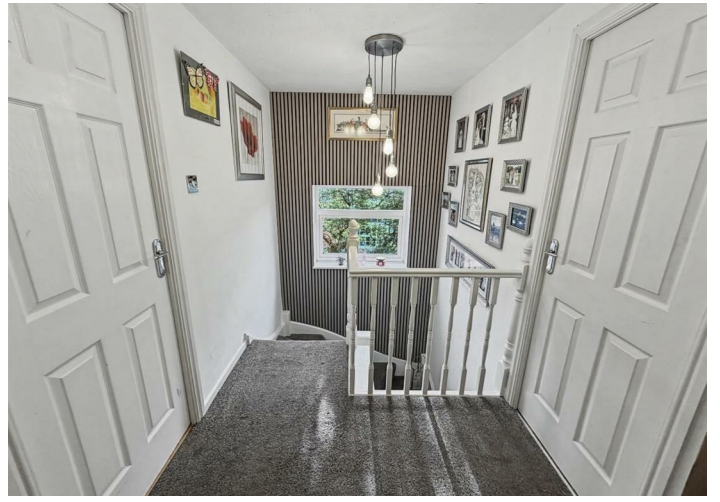
Agents Note

Council Tax Band: D

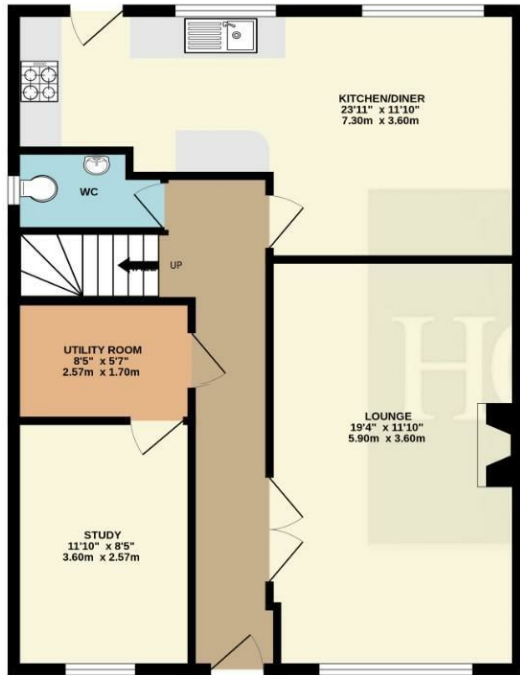
Energy Efficiency Rating: C



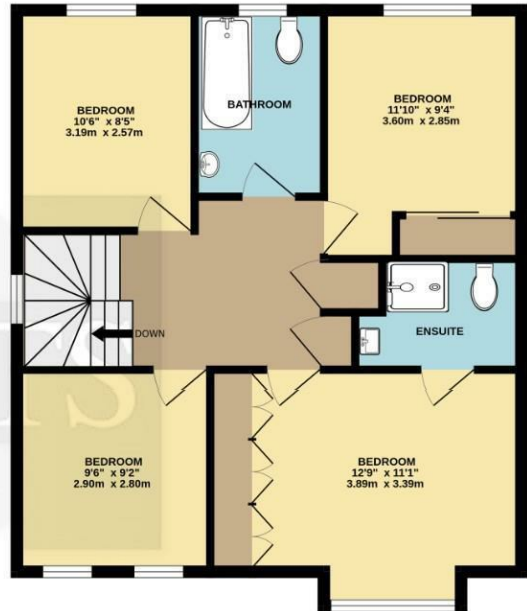




GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



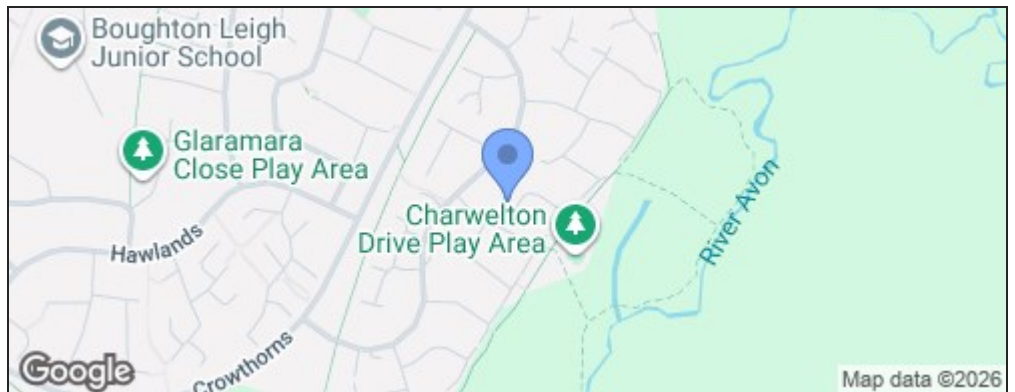
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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		73	78
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.