



## 13 Kirkby Close

Strawberry Fields, Rugby, Warwickshire, CV21 1TT

**£295,000 Guide Price**

Stunning, four bedroom, detached property enjoying a quiet end of cul-de-sac position on the popular Strawberry Fields development.

Driveway, integral garage, landscaped gardens, entrance hall, guest WC, lounge, refitted kitchen/diner, four bedrooms, family bathroom and en-suite to master bedroom.



# Property Features

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- Modern Detached
- Four Bedrooms
- Entrance Hall & Guest WC
- Lounge
- Refitted Kitchen/Diner
- Family Bathroom
- En-Suite To Master Bedroom
- Driveway & Integral Garage
- Landscape Gardens
- Beautifully Presented

# Full Description

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This stunning detached property has been modernised and improved by the current owners to create stylish and versatile living accommodation over two floors.

Enjoying a quiet 'end of cul-de-sac' position with a generous plot providing off road parking for several vehicles via the large driveway and integral garage to the front aspect, and a well maintained, landscaped garden and decked patio area to the rear aspect.

The accommodation comprises in brief of an entrance hallway, guest WC, lounge, and stunning open plan refitted kitchen/diner on the ground floor, with the first floor featuring a spacious landing area, family bathroom, four bedrooms and en-suite shower facilities to the master bedroom.

The property offers ready to move into accommodation, and further benefits from double glazing and gas central heating to radiators.

Located on the highly popular Strawberry Fields development, within close proximity to the extensive range of shops and amenities on offer at the 'Elliott's Field' and 'Junction One' leisure and retail parks.

There is easy access to the regions central motorway networks including the M1, M6 and M45, and Rugby train station offers a direct commute to London Euston in just 50 minutes.

Early inspection is highly recommended to fully appreciate all this property has to offer.

## **Ground Floor**

Entrance Hallway

Guest WC

Kitchen/ Diner L:7.64m W:2.91m

Lounge L:3.90m W:4.34m

## **First Floor**

Landing

Bedroom One L:3.53m W:3.14m

En-Suite

Bedroom Two L:2.89m W:2.85m

Bedroom Three L:2.80m W:2.43m

Bedroom Four L:2.31m W:2.43m

Bathroom

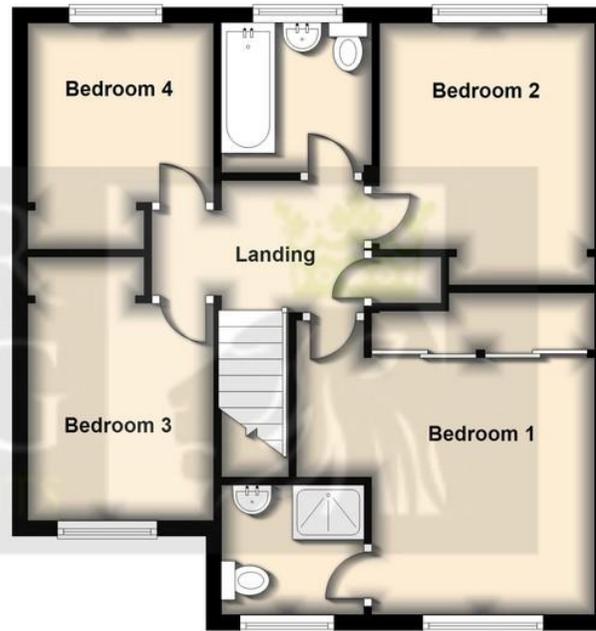




## Ground Floor



## First Floor



Dimension approximate for display purposes only  
Plan produced using PlanUp.

**Kirkby Close, Rugby**

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