



EDWARD KNIGHT
ESTATE AGENTS

30 ILMER CLOSE, STRAWBERRY FIELDS , RUGBY, CV21 1TY

£400,000





SUMMARY

Edward Knight Estate Agents are delighted to bring to the market this immaculately presented and thoughtfully extended four-bedroom detached family residence, ideally positioned at the end of a quiet and highly desirable cul-de-sac. This exceptional home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families seeking a blend of comfort, functionality, and tranquillity.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home with its bright and airy feel. A generous extended lounge features a modern fireplace as a central focal point, providing a warm and inviting space for relaxing or entertaining guests.

To the rear of the property, you'll find a stylish open-plan kitchen and dining area, designed with contemporary living in mind. The kitchen is fitted with a comprehensive range of units, integrated appliances. Adjacent to the kitchen is a separate utility room, offering additional storage and space for laundry facilities.

Further enhancing the ground floor accommodation is a dedicated study/home office, ideal for remote working or use as a playroom, along with a convenient cloakroom/WC.



The first floor offers four well-proportioned bedrooms. The master bedroom benefits from its own modern en-suite shower room and there is a separate family bathroom.

Additional features of this impressive home include gas-fired central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

Externally, the property enjoys attractive and meticulously maintained front and rear gardens. The rear garden offers a peaceful outdoor retreat, complete with a well-kept lawn and patio area- perfect for alfresco dining or relaxing in the sunshine. A private driveway provides off-road parking for several vehicles and leads to a single garage, offering additional storage or secure parking.

Located in a quiet cul-de-sac setting, yet conveniently close to excellent local amenities, schools, and transport links, this superb property combines space, style, and a prime location- making it a truly rare find.

An early viewing is strongly advised to fully appreciate everything this exceptional family home has to offer.

LOCATION

Strawberry Fields is a highly sought-after modern residential development located to the north of Rugby town centre.



Known for its peaceful atmosphere and well-planned layout, this popular neighbourhood offers an ideal setting for families and professionals alike.

The area is characterised by its well-maintained streets, attractive homes, and a welcoming sense of community, making it a superb choice for those seeking both comfort and convenience.







The development is particularly well-positioned for commuters, with excellent transport connections in all directions. The nearby motorway network-including the M1, M6, and A5-provides swift access to major towns and cities across the Midlands and beyond. For those travelling to the capital, Rugby railway station is within easy reach, offering direct, high-speed services to London Euston in under 50 minutes, making this location ideal for daily commuters.

Residents of Strawberry Fields also benefit from close proximity to open green spaces and scenic countryside, offering a welcome escape from the bustle of daily life. The Great Central Railway nature trail, located nearby, provides a picturesque route perfect for walking, running, and cycling. In addition, the surrounding area features an abundance of outdoor recreational spaces and family-friendly amenities, promoting a healthy and active lifestyle.

Shopping, dining, and leisure needs are well catered for with Elliotts Field Retail Park just a short drive away. This vibrant retail hub offers a wide selection of popular high-street brands, including Marks & Spencer, Next, Nike, and TK Maxx, as well as a variety of restaurants and cafés such as Nando's, Costa Coffee, and more.

Combining a tranquil residential environment with exceptional connectivity and local amenities, Strawberry Fields represents one of Rugby's most desirable and convenient locations.



ENTRANCE HALL

8' 1" x 6' 9" (2.46m x 2.06m)

CLOAKROOM/WC

6' 2" x 3' 4" (1.88m x 1.02m)

EXTENDED LOUNGE

25' 2" x 10' 8" (7.67m x 3.25m)

KITCHEN/DINER

21' 5" x 11' 8" (6.53m x 3.56m)

UTILITY ROOM

7' 8" x 4' 9" (2.34m x 1.45m)

STUDY

11' 2" x 8' 7" (3.4m x 2.62m)

FIRST FLOOR

BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)

EN-SUITE

6' 9" x 4' 9" (2.06m x 1.45m)

BEDROOM

11' 9" x 8' 7" (3.58m x 2.62m)

BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m)

BEDROOM

8' 10" x 8' 9" (2.69m x 2.67m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)



Total area: approx. 120.8 sq. metres (1300.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		