



EDWARD KNIGHT
ESTATE AGENTS

83 GRENDON DRIVE, RUGBY, CV21 1UA

£284,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to bring to the market this three bedroom detached property, ideally positioned in a cul-de-sac location. The property comprises of entrance porch, lounge, fitted kitchen/breakfast room and conservatory. To the first floor there are three bedrooms and a bathroom. The front garden benefits from off road parking leading to the garage. The rear garden is laid to lawn with a patio area and is not directly overlooked.

The property is offered for sale with no onward chain and early internal inspection is highly recommended.

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

LOUNGE

15' 8" x 14' 6" (4.78m x 4.42m)

KITCHEN/BREAKFAST ROOM

14' 5" x 8' 2" (4.39m x 2.49m)

CONSERVATORY

12' 9" x 9' 2" (3.89m x 2.79m)

LANDING

BEDROOM ONE



13' 10" x 8' 3" (4.24m x 2.51m)

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM THREE

9' 10" x 6' 0" (3m x 1.83m)

BATHROOM

GARAGE





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