



3 Rotary Close, Houlton, Rugby, Warwickshire, CV23 1ES

HOWKINS &
HARRISON

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Guide Price: £230,000

Nestled just off a quiet cul-de-sac on Rotary Close, this attractive, detached two bedroom coach-style property offers a delightful living experience. With all accommodation thoughtfully arranged on the first floor, this property boasts a spacious and inviting open-plan kitchen/living/dining area providing ample space for relaxing and a perfect social space for entertaining guests. Situated in a popular residential location, this home benefits from a friendly community atmosphere and is close to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a desirable area.

Features

- Popular residential location
- Situated off a quiet cul-de-sac
- Open plan kitchen/living/dining room
- Immaculately presented throughout
- Two bedrooms
- Modern fitted kitchen and bathroom
- Attractive wood effect flooring throughout
- Gas central heating and combi boiler
- Single garage
- Allocated parking space
- NHBC build warranty
- Ideal for commuting to London



Location

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to London Euston, operating regularly with under 50 minutes travel time. Houlton itself benefits from numerous amenities which includes a co-op supermarket, David Lloyd leisure centre, nursery, a community hub with offices and exhibition space, The Exchange, which provides a flexible co-working space and its very own, and very well-regarded restaurant, 'The Tuning Fork'. There is an outstanding secondary school and Saint Gabriel's C of E Academy, along with various other well regarding schools close by including Ashlawn Academy high school, Rugby High school for girls, Lawrence Sheriff School for boys along with the world-renowned Rugby School.



Accommodation

The property opens into a welcoming entrance hall with stairs providing access to the spacious and beautifully laid out open plan kitchen/living/dining area which provides ample space for modern day living. The kitchen area is fitted with a range of cream units incorporating numerous cupboards and drawers with complementing worksurfaces. Fitted appliances include an electric oven, four ring gas hob with extractor fan above and space with plumbing for a washing machine and fridge/freezer. The space is light and airy with Velux skylights, window to the kitchen and an attractive Juliet balcony with opening French doors, all flooding this delightful space with natural light. Above the staircase a door provides access to useful storage, with a further door from the living area leading to an inner hall, where there is a continuation of the wood effect flooring and access to the two bedrooms and bathroom, which is fully tiled and fitted with a modern white suite comprising of a panelled bath with glass shower screen and shower over, pedestal wash hand basin, chrome heated towel radiator and a WC.

Outside

To the front of the property a block paved driveway provides allocated parking in front of the single garage which has an up and over door. Within the garage, a door leads to the boiler room which houses the gas combi boiler.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

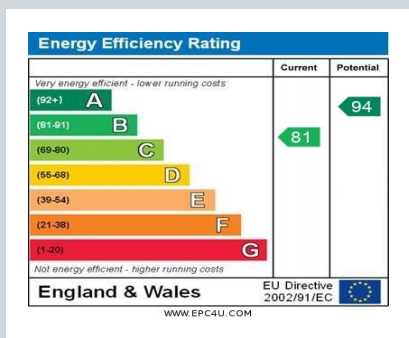
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



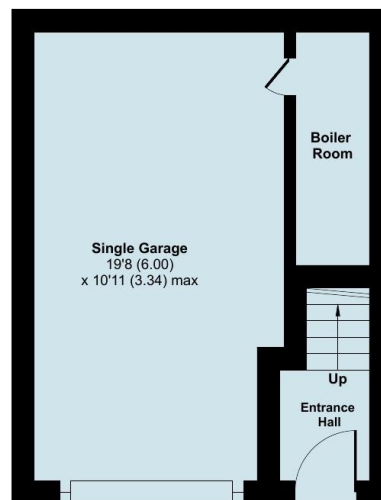
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Approximate Area = 738 sq ft / 68.5 sq m

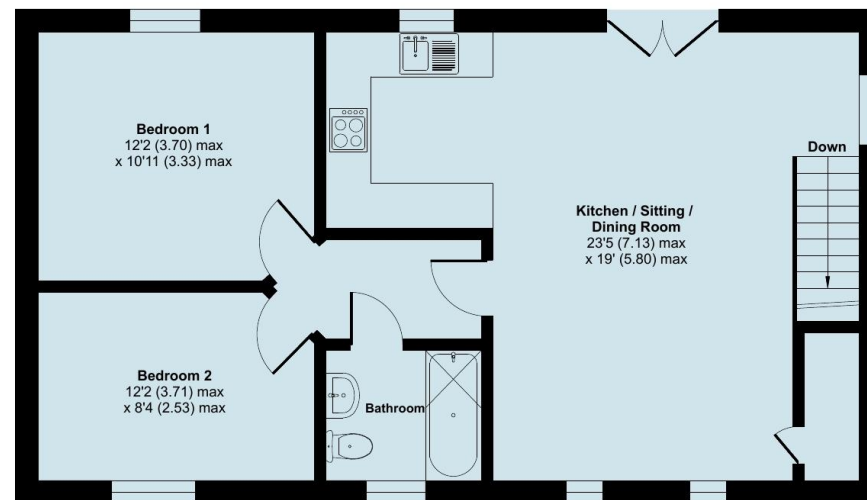
Garage = 247 sq ft / 22.9 sq m

Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1376814

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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