

Connells

Station Avenue Houlton Rugby

# Station Avenue Houlton Rugby CV23 1BF







#### **Property Description**

This large detached five bedroom home is arranged over three floors with open plan kitchen/dining, family room, walk in wardrobe to bedroom one and en-suites to bedrooms one and two. The home also benefits from garage and additional parking.

The two sets of doors opening onto the garden, one set via the kitchen the other from the living room, offer the perfect entertaining space.

Francis Jackson Homes take pride in the award winning finish and specification of their homes. Thoughtful design ensures that all of their developments meet the highest standards of build and energy efficiency. They are very proud of their reputation for attention to detail, workmanship and build quality. Their in house maintenance team ensures customers remain delighted with their homes long after they have moved in.

#### \*\*INCLUDED AS STANDARD\*\*

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF or equivalent kitchen appliances (single oven, combination oven, fridge freezer, induction hob, hood and dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall and floor tiles to WC, kitchen, bathroom and en-suites
- Chrome towel rails to all bathrooms
- Superfast FTTP broadband available with speeds up to 1Gbps

- Alarm to house and garage
- EV charging point
- Turf to front and rear gardens
- Outside tap

Predicted EPC Rating B

#### Houlton

Houlton is situated less than four miles from Rugby town centre with easy access to the M1, A5, M6 and M45. Trains from Rugby can take you to London in 55 minutes and Birmingham in 35 minutes. There is a regular bus service from Houlton into Rugby and Northampton.

This new community has been planned with its residents' wellbeing at heart, whilst creating homes, there is an emphasis on open spaces, nature trails, cycle paths and outdoor living. Houlton is home to a nursery, three primary schools and a new highly acclaimed secondary school.

The existing local centre is Dollman Farm which comprises of a family run restaurant/coffee shop, The Tuning Fork, The Exchange, a co working space, The Barn hosting events such as yoga, salsa, parent and toddler classes and a Co-op food store.

David Lloyd has recently opened a new Club on the Houlton site, providing a state of the art gym, spa, exercise classes, indoor and outdoor swimming pools as well as hospitality in their Clubroom.

#### **Ground Floor**

# **Living Room**

19' 3" x 13' 1" Excl bay window (  $5.87m \times 3.99m Excl bay window )$ 

#### Kitchen/ Diner

22' 8" x 12' 6" ( 6.91m x 3.81m )

# **Family**

10' 11" x 10' 11" ( 3.33m x 3.33m )

# Utility

8' 6" x 5' 11" ( 2.59m x 1.80m )

#### W C

7' 7" x 3' 7" ( 2.31m x 1.09m )

# **First Floor**

# **Bedroom One**

13' 5" x 12' 6" ( 4.09m x 3.81m )

# **En-Suite**

 $8^{\circ}$  11" x  $8^{\circ}$  2" ( 2.72m x 2.49m )

# Walk In Wardrobe

8' 2" x 4' 7" ( 2.49m x 1.40m )

#### **Bedroom Two**

15' 9" Max x 13' 1" Max ( 4.80m Max x 3.99m Max )

#### **En-Suite**

6' 7" x 6' 3" ( 2.01m x 1.91m )

#### **Bedroom Three**

14' 9" x 10' 11" ( 4.50m x 3.33m )

#### Bathroom

10' 2" x 5' 7" ( 3.10m x 1.70m )

### **Second Floor**

#### **Bedroom Four**

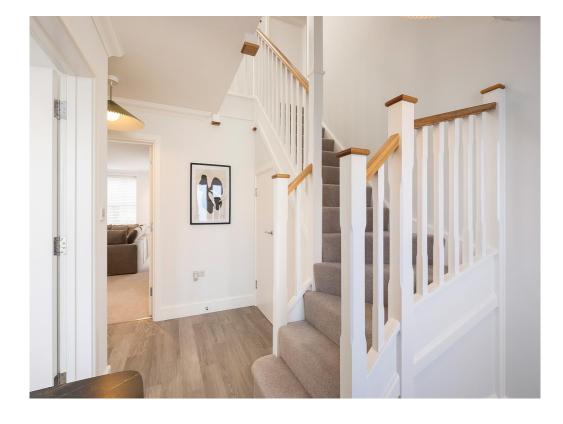
15' 9" x 12' 6" excl domer (  $4.80 \mbox{m}$  x  $3.81 \mbox{m}$  excl domer )

# **Bedroom Five/ Home Office**

15' 1" Max x 14' 5" Max ( 4.60m Max x 4.39m Max )

#### **Shower Room**

11' 2" x 5' 7" ( 3.40m x 1.70m )















# FRANCIS JACKSON HOMES HOULTON

View Home open
Thursday – Monday
10am – 5pm
No appointments necessary



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To view this property please contact Connells on

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EPC Rating: Exempt

view this property online connells.co.uk/Property/RBY106265







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