



Connells

Hertz Close
Houlton Rugby



Property Description

****STUNNING FAMILY HOUSE**** A modern five bedroom family home located in the popular location of Houlton briefly comprising of Entrance Hall, Living Room, Family Kitchen Diner, Utility Room and Guest Cloakroom on the ground floor. The first floor offers Master Bedroom with Dressing Area and Ensuite Shower Room, Bedrooms 3 and 4 and Family Bathroom. The second floor comprises Bedrooms 2 and 5 and a Shower Room. This property benefits from a landscaped rear garden, double garage and driveway for multiple vehicles. The house is immaculately presented throughout and a quality Davidson's build with upgraded fixtures and fittings throughout including engineered wooden floors and alarm and sprinkler system.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Ground Floor

Entrance Hall

Understairs storage with cupboard, engineered wood floor.

Cloakroom

Window to side, w/c & sink, tiled & walls & floor.

Lounge

16' 2" x 11' 5" (4.93m x 3.48m)

To front of property, carpeted, media wall with integrated electric fireplace.

Utility

7' 5" x 5' 2" (2.26m x 1.57m)

Engineered wood floor, units & sink, plumbing for washing machine & tumble dryer, door to rear garden.

Kitchen Area

13' 2" x 11' 1" (4.01m x 3.38m)

Engineered wood floor, marble quartz worktop, two fridges, two electric ovens, AEG hob, island with sink, wall & base units, intergrated dishwasher.

Dining Area

18' 3" x 12' 1" (5.56m x 3.68m)

To rear of property, patio doors to rear.

First Floor

Landing

Carpeted, airing cupboard with water tank & boiler.

Bedroom One

11' 8" x 12' 9" (3.56m x 3.89m)

To front of property, carpeted, panelled feature wall, tv point, dressing room off bedroom, carpeted, fitted wardrobes & dressing table.

En-Suite

To rear of property, walk in shower, w/c & sink, tiled walls & floor.

Bedroom Four

12' 4" Into Alcove x 8' 9" (3.76m Into Alcove x 2.67m)

To rear of property, carpeted, panelled feature wall.

Second Floor

Bedroom Five

8' 9" x 9' 2" (2.67m x 2.79m)

To front of property with fitted wardrobes.

Bathroom

Bath & shower, w/c & sink, tiled floor & half tiled walls, to rear of property.

Bedroom Two

17' 3" Restricted Height x 11' 9" Included Wardrobe (5.26m Restricted Height x 3.58m Included Wardrobe)

Front to rear, carpeted, fitted wardrobes, window with electric blinds.

Shower Room

Shower, tiled floor, w/c & sink, half tiled walls.

Bedroom Three

10' 9" Restricted Height x 9' 11" (3.28m Restricted Height x 3.02m)

To front of property, carpeted, fitted wardrobes, loft access.

Rear Garden

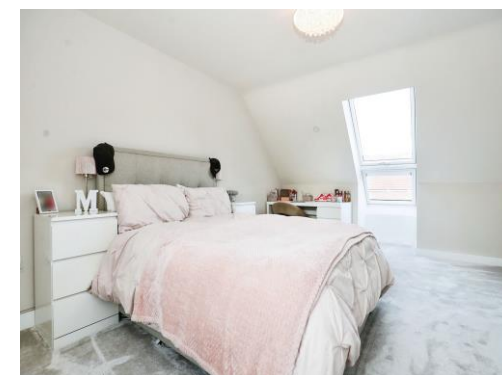
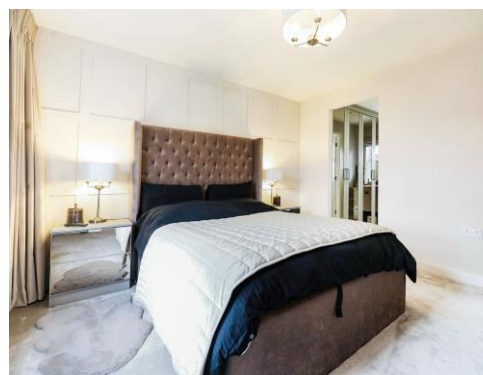
Large garden with patio & lawn, fence borders.

Parking

Driveway for multiple vehicles.

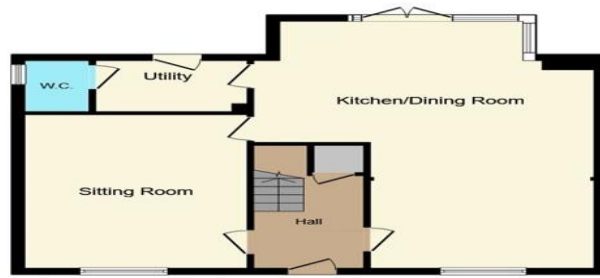
Special Features

Sprinkler system throughout

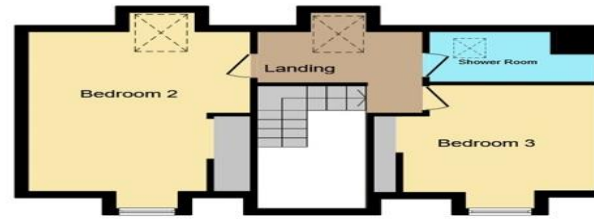




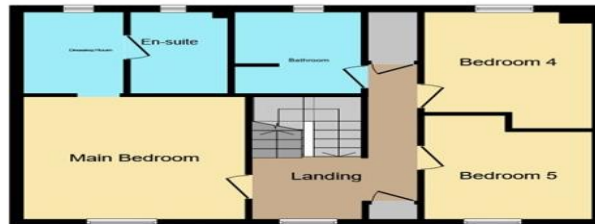




Ground Floor



Second Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

Awaiting Photograph

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EPC Rating: B

Tenure: Freehold

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