



Connells

Anthorn Close
Houlton RUGBY

Anthorn Close Houlton RUGBY CV23 1EU

for sale offers over
£500,000



Property Description

A stunning four-bedroom detached family home in the popular location of Houlton briefly comprising of entrance hall, guest cloakroom, spacious lounge, modern living dining kitchen, utility, four good size bedrooms with ensuite to master and a family bathroom. This property benefits from a landscaped rear garden, garage and driveway for multiple vehicles. It is immaculately presented throughout, and a quality Morris Homes build with upgraded fixtures and fittings.

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.

Tado smart thermostat that can be controlled remotely.

Approach

Pathway leading up to porch housing front door through to;

Entrance Hall

Having staircase rising to first floor landing, marble effect tiled flooring and door through to;

Lounge

11' 1" x 17' 9" (3.38m x 5.41m)

Having window to front and to side, marble effect tiled flooring and feature wall mounted TV Media unit in the lounge with storage space.

Guest Cloakroom

Partially tiled with low-level WC, wash handbasin and window to front.

Dining Kitchen

24' 3" x 13' 11" (7.39m x 4.24m)

Fitted with a range of wall and base mounted units with complimentary upgraded marble work surfaces and sink with drainer. Integrated Neff appliances to include oven, five ring gas hob with extractor hood over, dishwasher and fridge freezer. Having upgraded tiled flooring, multiple skylights to rear, bifold doors overlooking and leading to rear garden, breakfast bar and ample room for dining table.

Utility

Continued tiled flooring from kitchen, wall and base mounted units with complimentary work surfaces, integrated washing machine, water softener, water filter and side access to rear garden.

Landing

Staircase rising from reception hallway and loft hatch providing access to loft space.

Master Bedroom

11' 7" x 11' 5" Excluding door recess (3.53m x 3.48m Excluding door recess)

Window to front and fitted wardrobes providing hanging and shelving space.

Ensuite

Comprising of low-level WC, pedestal wash handbasin, shower unit with shower over and window to side.

Bedroom Two

10' 2" x 12' 7" (3.10m x 3.84m)

Window to front, storage cupboard and fitted mirror fronted wardrobes providing hanging and shelving space.

Bedroom Three

9' 4" x 7' 11" (2.84m x 2.41m)

Window to rear.

Bedroom Four

8' 5" Maximum x 9' 3" Maximum (2.57m Maximum x 2.82m Maximum)

Window to rear and fitted desk.

Family Bathroom

Comprising of low-level WC, pedestal wash handbasin, fitted bath with shower over. Fitted bathroom mirror units, Window to rear.

Rear Garden

Enclosed rear garden laid to lawn.

Garage

Detached single garage with light and power. Up & over doors.

Front Of Property

Having lawned foregarden & tandem driveway to side.

Utility

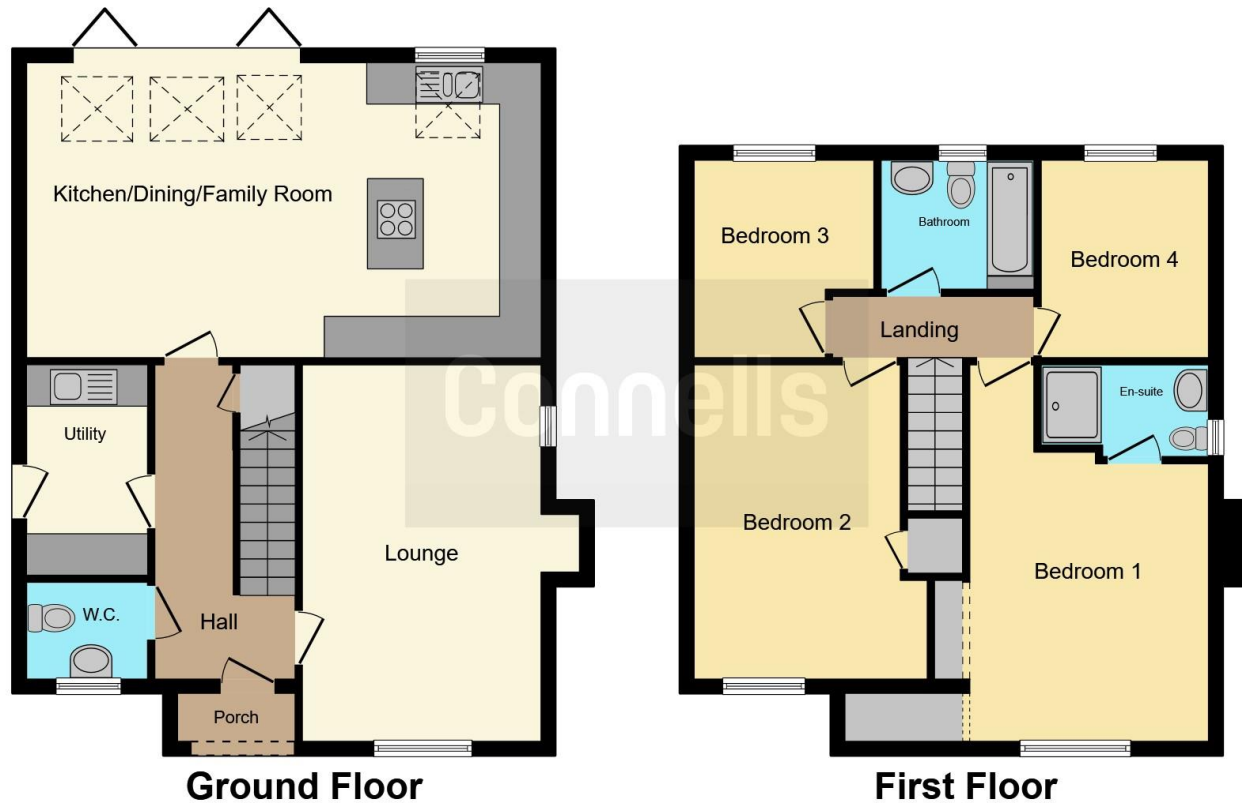
9' 2" x 5' 8" (2.79m x 1.73m)

Continued tiled flooring from kitchen, wall and base mounted units with complimentary work surfaces, integrated washing machine, water softener, water filter and side access to rear garden.









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

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EPC Rating: B

view this property online connells.co.uk/Property/RBY106261

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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