



Connells

Faulkner Road
Houlton Rugby

Faulkner Road Houlton Rugby CV23 1AD

for sale offers over
£475,000



Property Description

A stunning four bedroom detached family home in the popular location of Houlton briefly comprising of entrance hall, guest cloakroom, spacious lounge, study, 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, converted split garage with gym and store, driveway for multiple vehicles and a fantastic corner plot location. It is immaculately presented throughout and a quality Davidson's 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.

Approach

Open canopy porch to front door leading into;

Reception Hallway

Having staircase rising to first floor landing, under stairs storage cupboard, Amtico flooring and door through to;

Study

Twin windows to front, fitted desk and shelving unit.

Guest Cloakroom

Partially tiled with low-level WC and wash handbasin.

Lounge

11' x 17' 3" (3.35m x 5.26m)

Having twin windows to side, window to front, integrated SONOS speakers and feature electric fireplace.

Dining Kitchen

15' 7" MAX x 27' MAX (4.75m MAX x 8.23m MAX)

Fitted with a range of wall and base mounted units with complimentary Quartz work surfaces and sink with instant boiling water tap. Integrated appliances to include double steam oven, induction hob with extractor hood over dishwasher and fridge freezer. Having Amtico flooring, integrated SONOS speakers, windows to side and rear, French doors overlooking and leading to rear garden, breakfast bar and ample room for dining table and seating.

Utility

5' 3" x 5' 10" (1.60m x 1.78m)

Continued Amtico flooring from kitchen, wall and base mounted units with complimentary Quartz work surfaces, space for washing machine and side access to rear garden.

Landing

Staircase rising from reception hallway, window to front and loft hatch providing access to fully boarded loft space with light and power.

Master Bedroom

10' 1" x 10' 11" (3.07m x 3.33m)

Window to front, dressing area with fitted mirror fronted wardrobes providing hanging and shelving space. Door through to;

Ensuite

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

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

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

Bedroom Three

9' 7" x 11' (2.92m x 3.35m)

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

Bedroom Four

8' 8" x 9' 4" (2.64m x 2.84m)

Twin windows to front and fitted wardrobes providing hanging and shelving space.

Family Bathroom

Comprising of low-level WC, pedestal wash handbasin, fitted bath and fitted shower unit with shower over. Having a heated towel rail, window to side, Amtico flooring and electric shaver point.

Rear Garden

Fully enclosed landscaped rear garden laid to lawn and patio with side access to garage and side access to driveway.

Split Garage/ Home Gym

Converted garage with home gym having light, power and fitted air-conditioning unit. Storage to front with up and over doors.

Front Of Property

Charming frontage with hedged borders.

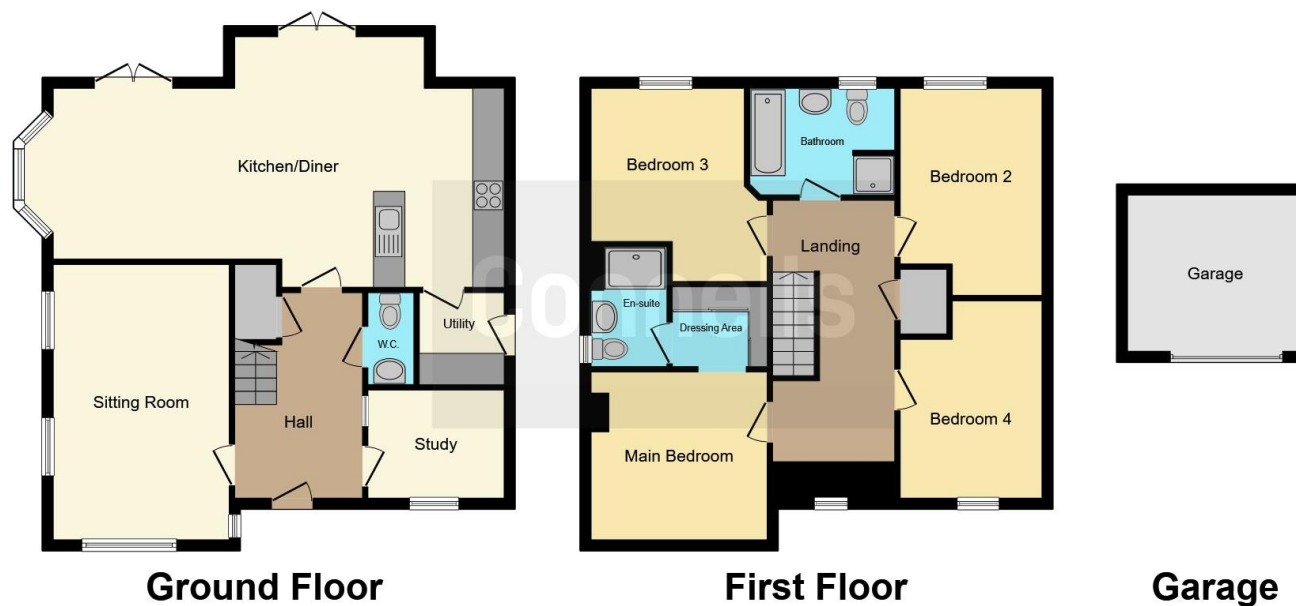
Parking

Tandem driveway for multiple vehicles with access to garage and electric car charging point.









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/RBY106504

Tenure: Freehold



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