



**Connells**

Station Avenue  
Houlton Rugby





## Property Description

This large detached four bedroom home with views of Normandy Hill has a generous open plan kitchen/dining room, study, en suites to bedrooms 1 & 2 and double garage with additional parking. With french doors leading from the kitchen and living room into the south facing garden, the home provides the perfect space for entertaining.

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.

This house is located in an 'enviable and private location within the development.

## Ground Floor

### Living Room

22' 8" x 13' 9" ( 6.91m x 4.19m )

### Kitchen/ Dining

20' 8" x 16' max ( 6.30m x 4.88m max )

### Study

12' 11" x 10' 6" incl bay window ( 3.94m x 3.20m incl bay window )

### Utility

10' 6" x 6' 7" ( 3.20m x 2.01m )

### W C

4' 7" x 4' 3" ( 1.40m x 1.30m )

## First Floor

### Bedroom One

16' x 13' 5" inc wardrobes ( 4.88m x 4.09m inc wardrobes )

### En-Suite

11' 2" x 6' 7" ( 3.40m x 2.01m )

### Bedroom Two

12' 2" x 11' 6" ( 3.71m x 3.51m )

### En-Suite

6' 3" x 5' 7" ( 1.91m x 1.70m )

### Bedroom Three

13' 9" x 10' 11" ( 4.19m x 3.33m )

### Bedroom Four

11' 6" x 11' 2" ( 3.51m x 3.40m )

### Bathroom

11' 6" x 6' 3" ( 3.51m x 1.91m )

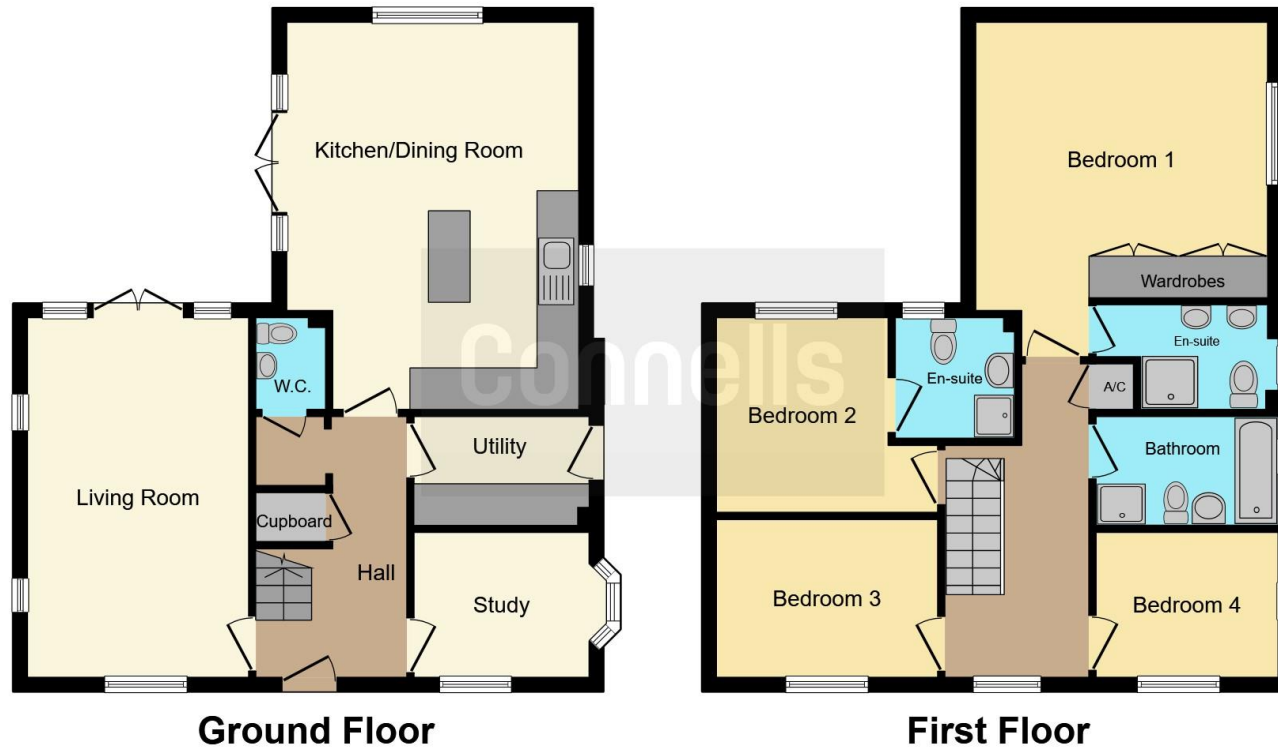












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106632](http://connells.co.uk/Property/RBY106632)**



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