



Connells

Station Avenue
Houlton Rugby



Property Description

This detached four bedroom home has open plan kitchen/dining, study and en suite to both bedrooms 1 and 2. With two further bedrooms and a family bathroom. The property includes a garage with additional parking.

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

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.

A new David Lloyd Club is 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.

Living Room

19' (excl x 13' 1" (excl. bay window) (5.79m
(excl x 3.99m (excl. bay window))

Kitchen / Dining

24' 2" max x 12' 4" (7.37m max x 3.76m)

Study

10' 8" x 10' 8" (3.25m x 3.25m)

Utility

8' 5" x 5' 9" (2.57m x 1.75m)

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7' 5" x 3' 6" (2.26m x 1.07m)

First Floor

Bedroom One

13' x 12' 4" incl wardrobe (3.96m x 3.76m
incl wardrobe)

En Suite

7' 5" x 6' 2" (2.26m x 1.88m)

Bedroom Two

14' 7" x 12' 4" (4.45m x 3.76m)

En Suite

8' 2" x 4' 5" (2.49m x 1.35m)

Bedroom Three

15' max x 10' 8" (4.57m max x 3.25m)

Bedroom Four

10' 4" x 8' 8" (3.15m x 2.64m)

Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: Exempt

Tenure: Freehold

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