



Shaughnessy Way Houlton RUGBY CV23 1AU

for sale offers over
£365,000



Property Description

NO ONWARD CHAIN

Connells are delighted to offer the opportunity to acquire this beautifully presented, three bedroom semi-detached home on Shaughnessy Way in Houlton, Rugby. Shaughnessy Way in brief comprises of; entrance hall, downstairs cloakroom, spacious lounge, open kitchen/diner, three good size bedrooms with en suite to master and family bathroom. Externally, there is allocated parking for three cars and a detached garage. This property also benefits from gas central heating throughout and CCTV/security cameras. The current sellers have upgraded this stunning home to a modern high spec; from flooring, new tiles and a rear extension.

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.

Entrance Hall

A spacious and welcoming entrance hall with understair storage space, stairs rising to first floor and access doors to downstairs reception rooms.

Downstairs Cloakroom

Wash hand basin with storage, low level WC and window to front.

Lounge

17' x 13' 3" (5.18m x 4.04m)
Lounge with double french doors to garden.

Kitchen/Diner

17' x 9' 2" (5.18m x 2.79m)
An open plan kitchen/diner featuring a range of wall and mount base units and backsplash tiles. Integrated appliances are to include; oven with four ring gas hob and extractor fan, fridge freezer, dish washer and washing machine. Window to front.

Landing

Access doors to first floor reception rooms, two storage cupboards and loft hatch providing access to the loft.

Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m)

Master bedroom featuring built in wardrobe with sliding doors, tall radiator and two windows to front.

En Suite

Double walk in shower, wash hand basin with storage, low level WC, towel rail and window to front.

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

Featuring space for wardrobe and window to rear.

Bedroom Three

9' x 8' 3" (2.74m x 2.51m)

Featuring built in wardrobe and window to rear.

Family Bathroom

Built in bath with shower, wash hand basin, low level WC and towel rail.

Rear Garden

A lovely rear garden with astro turf and decking, a shed and side access.

Garage

20' 6" x 10' 7" (6.25m x 3.23m)

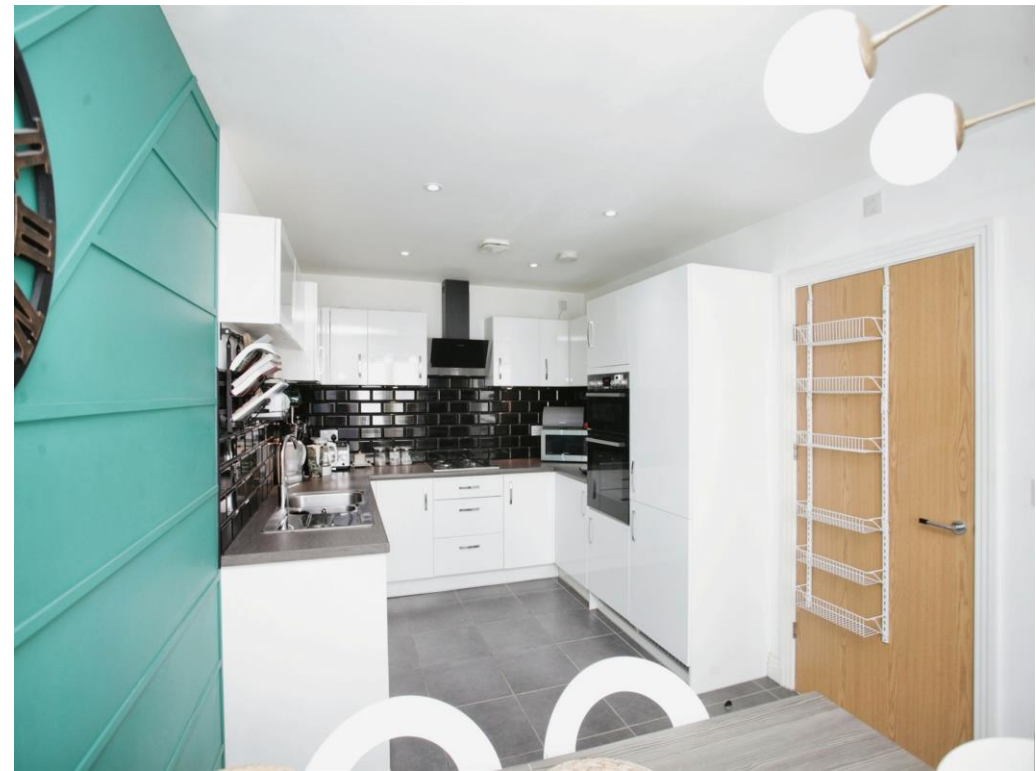
Detached garage with light & power and up & over door.

Parking

Detached garage and driveway to side with allocated parking for three cars.

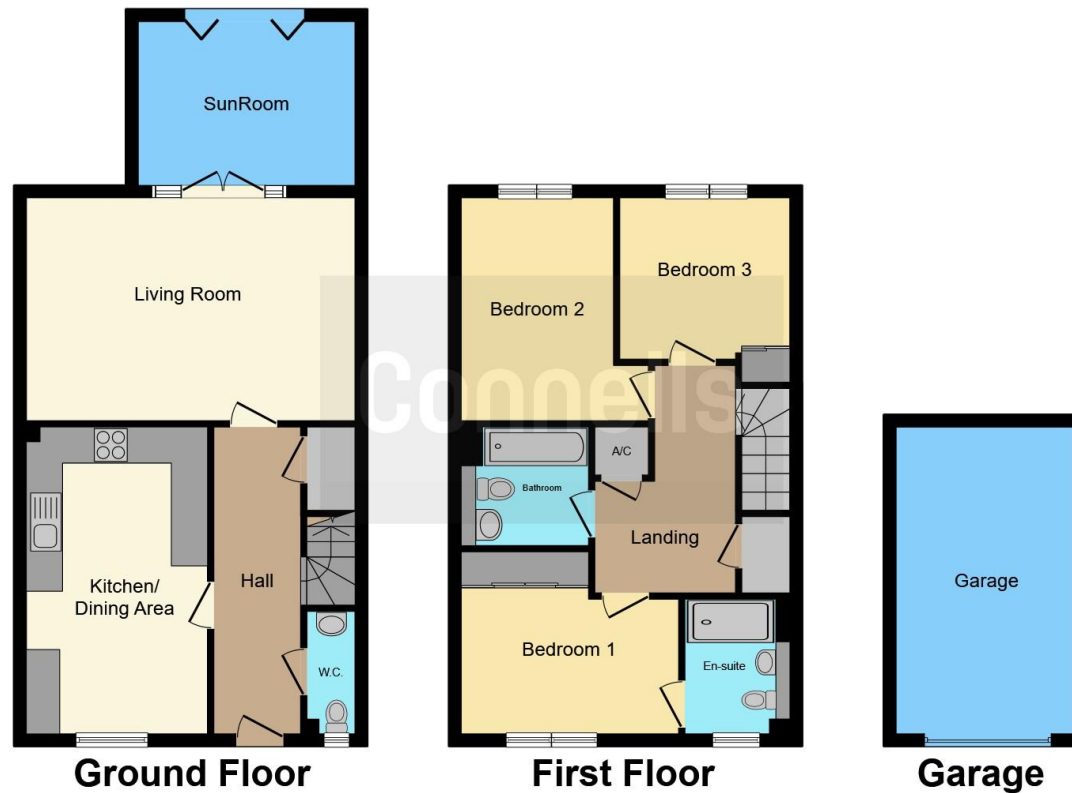
Agents Notes

Decorations and Furniture are included in the price (ask agent for details)?









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: B

Tenure: Freehold

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