



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. A single garage and driveway parking are to the side.

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 & dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites
- Chrome towel rails to all bathrooms
- Superfast FTTP broadband available with speeds up to 1 Gbps
- 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.

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' x 13' 1" (5.79m x 3.99m)

Kitchen / Dining

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

W C

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

First Floor

Bedroom One

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

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

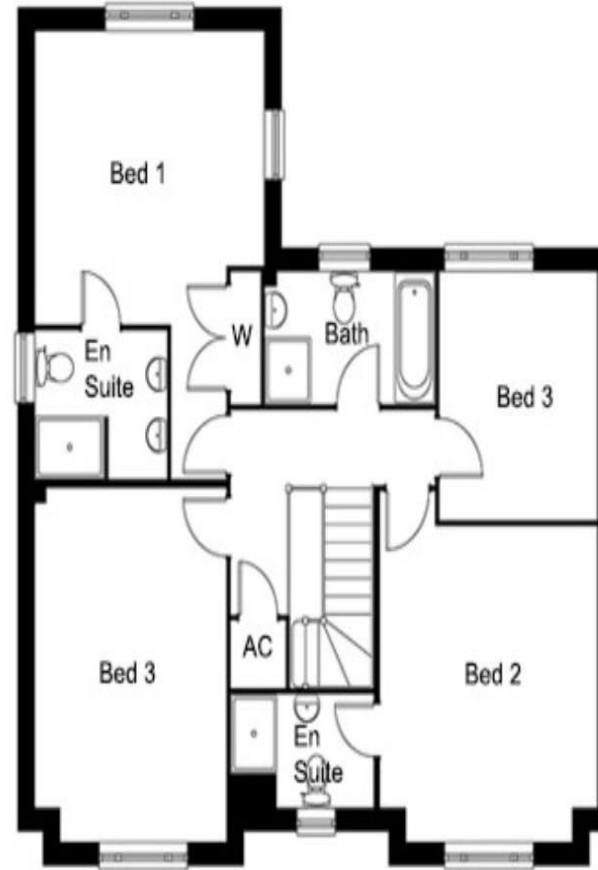
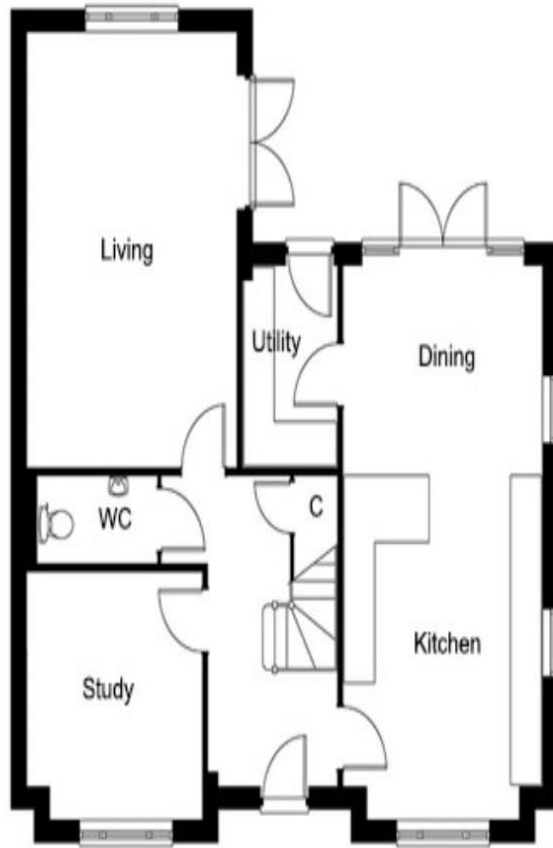
10' 4" x 8' 8" (3.15m x 2.64m)

Bathroom

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







To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/RBY106957](https://www.connells.co.uk/Property/RBY106957)



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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