



Connells

Great Brook Ground
Houlton Rugby

Great Brook Ground Houlton Rugby CV23 1DR

for sale offers over
£390,000



Property Description

Connells are delighted to offer this beautifully presented, three bedroom detached home on Great Brook Ground in Houlton, Rugby. This modern, spacious family home is a Redrow build and briefly comprises of entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner, utility room, three good size bedrooms with en suite to master bedroom. Externally, there is a lovely garden to rear, single garage and allocated off road parking. This property also benefits from Upvc double glazing, gas central heating throughout and an EV charger point.

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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Front Of Property

Front lawn and driveway to side. Main entrance door leading to;

Entrance

Stairs rising and access doors to downstairs reception rooms.

Downstairs Cloakroom

Low level WC and sink.

Lounge

18' 9" x 10' 8" (5.71m x 3.25m)

Spacious lounge with fireplace. Window to front and window to side.

Kitchen/Diner

18' 9" x 10' 8" (5.71m x 3.25m)

A modern open plan kitchen/diner featuring a range of wall and mount base units and bespoke granite worktops. Integrated appliances are to include double built in oven with four ring gas hob, fridge freezer and a dish washer. There is also space for a family dining table and double doors to garden.

Utility Room

7' x 6' 2" (2.13m x 1.88m)

Space and plumbing for a washing machine and tumble dryer. Storage. Sink. Side door.

Landing

Storage cupboard and loft hatch. Window to side.

Bedroom One

18' 10" x 10' 9" (5.74m x 3.28m)

Featuring built in hammond wardrobes with sliding doors and window to front. Double bedroom.

En Suite

Porcelain tiled en suite with double walk in shower, wash hand basin, low level WC and chrome towel rail.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Featuring built in hammonds wardrobe and window to front. Double bedroom.

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m)

Featuring built in hammonds wardrobes with sliding doors and window to front. Double bedroom.

Family Bathroom

Porcelain tiled bathroom with built in bath with shower over, wash hand basin, low level WC and window to front.

Garage

20' 4" x 11' 11" (6.20m x 3.63m)

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

Garden

Rear enclosed garden with side access.









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106960



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