



**Connells**

Station Avenue  
Houlton Rugby



# Station Avenue Houlton Rugby CV23 1BF

for sale  
**£595,000**



## Property Description

This semi detached five bedroom home is arranged over three floors and features open plan kitchen/dining room, master bedroom with walk in wardrobe and en suite shower room and integrated garage to the rear of the property.

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
- Storage shed in garden

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- 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.

Ground Floor

Living Room

14' 9" max x 12' 5" ( 4.50m max x 3.78m )

Kitchen/Dining

17' 8" x 15' 5" ( 5.38m x 4.70m )

Utility

10' 6" x 5' 7" ( 3.20m x 1.70m )

W/C

5' 7" x 2' 7" ( 1.70m x 0.79m )

Garage

19' 8" x 10' 9" ( 5.99m x 3.28m )

First Floor

Bedroom One

12' 9" x 12' 1" ( 3.89m x 3.68m )

En-Suite

9' 6" x 4' 11" ( 2.90m x 1.50m )

Walk In Wardrobe

6' 2" x 4' 11" ( 1.88m x 1.50m )

Bedroom Two

18' 4" x 10' 9" ( 5.59m x 3.28m )

Bedroom Three

11' 1" x 9' ( 3.38m x 2.74m )

Bathroom

9' 2" x 6' 2" ( 2.79m x 1.88m )

Second Floor

Bedroom Four

13' 1" x 9' 6" ( 3.99m x 2.90m )

Bedroom Five/ Home Office

13' 1" x 9' 2" ( 3.99m x 2.79m )

Shower

9' 6" x 5' 10" ( 2.90m x 1.78m )







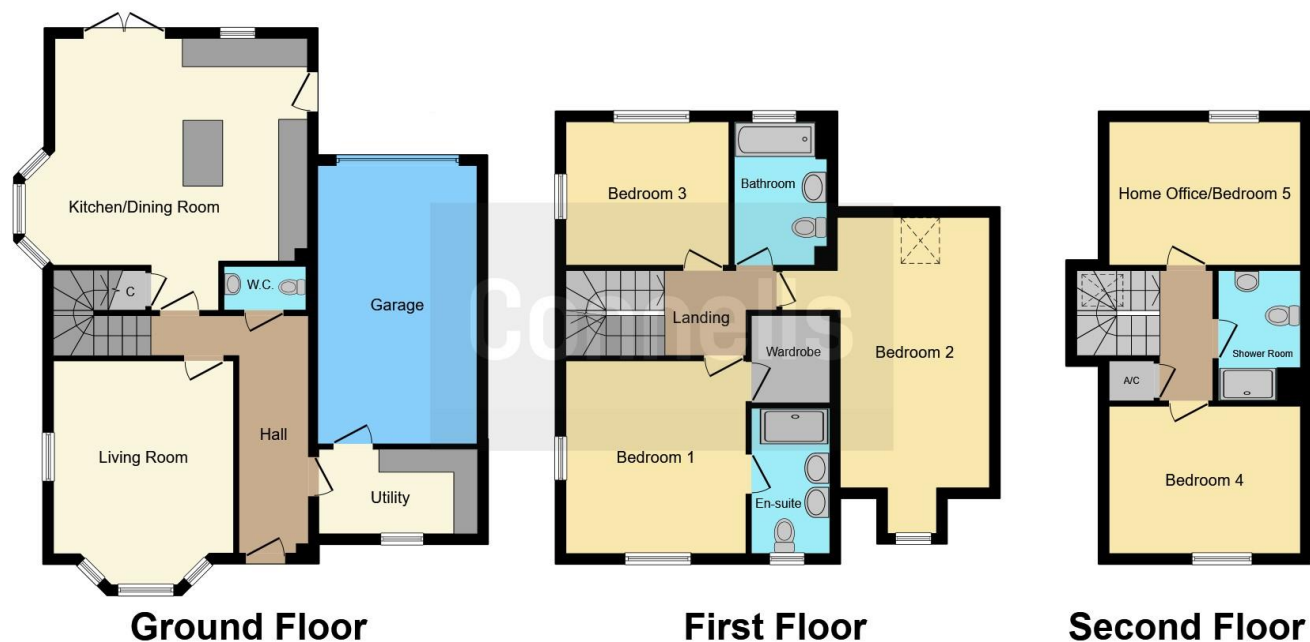


FRANCIS JACKSON HOMES

AT

**HOULTON**

View Home open  
Thursday – Monday  
10am – 5pm  
By appointment only



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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RBY107195](http://connells.co.uk/Property/RBY107195)



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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