



Connells

Southwell Drive
Houlton Rugby

Southwell Drive Houlton Rugby CV23 1BY

for sale offers in excess of
£475,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this modern and well presented, four bedroom detached family home on Southwell Drive in Houlton, Rugby. Built by Bellway, Southwell Drive in brief comprises of; entrance hall, spacious lounge, additional study/second reception room, downstairs WC, utility room, open plan kitchen/diner, four bedrooms with two en suites and a family bathroom. Externally, there is a lovely rear garden, off road allocated parking and a detached garage. This property also benefits from gas central heating and double glazing. Viewings are highly recommended on this beautiful home in a highly sought after area.

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!

Front Of Property

Small lawn area with shrubs, and pathway to main entrance door leading to;

Entrance

Good size entrance hall with access doors to downstairs reception rooms, stairs rising to the first floor landing, and some under stair storage space.

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

Spacious family lounge with window to front allowing for plenty of sunlight.

Study/Reception Room Two

9' 10" x 8' 7" (3.00m x 2.62m)

An excellent office/snug room with storage space and window to front.

Downstairs Cloakroom

Off the entrance hall with low level WC, sink and fan.

Kitchen/Diner

28' x 11' 3" (8.53m x 3.43m)

A modern open plan kitchen/diner featuring a range of wall and mount base units and a breakfast bar. Integrated appliances are to include a built in oven with four gas hob and extractor fan, fridge freezer, dish washer and sink + drain. There is also double doors to garden and window to rear.

Utility Room

7' 3" x 5' 4" (2.21m x 1.63m)

The utility room is off the kitchen with integrated washing machine and sink. There is also a new boiler located here. Door providing side access to the garden.

Landing

First floor landing with storage cupboard with fitted shelving and loft hatch providing loft access.

Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m)

Spacious master bedroom featuring space for wardrobe and window to front.

En Suite One

Tiled en suite off bedroom one with double walk in shower, low level WC, sink and window to side.

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.61m)

Featuring space for wardrobe and window to front.

En Suite Two

En suite off bedroom two has a double walk in shower, low level WC and sink.

Bedroom Three

14' 4" Maximum x 8' 8" Maximum (4.37m Maximum x 2.64m Maximum)

Featuring space for wardrobe and window to rear.

Bedroom Four

11' 11" x 8' 10" (3.63m x 2.69m)

Featuring space for wardrobe, fitted shelves and window to rear.

Family Bathroom

The principle bathroom is tiled and modern, features a built in bath with shower, low level WC, sink and window to rear.

Rear Of Property

A lovely rear garden laid to lawn with additional patio, and a built Pagola area and side access.

Garage

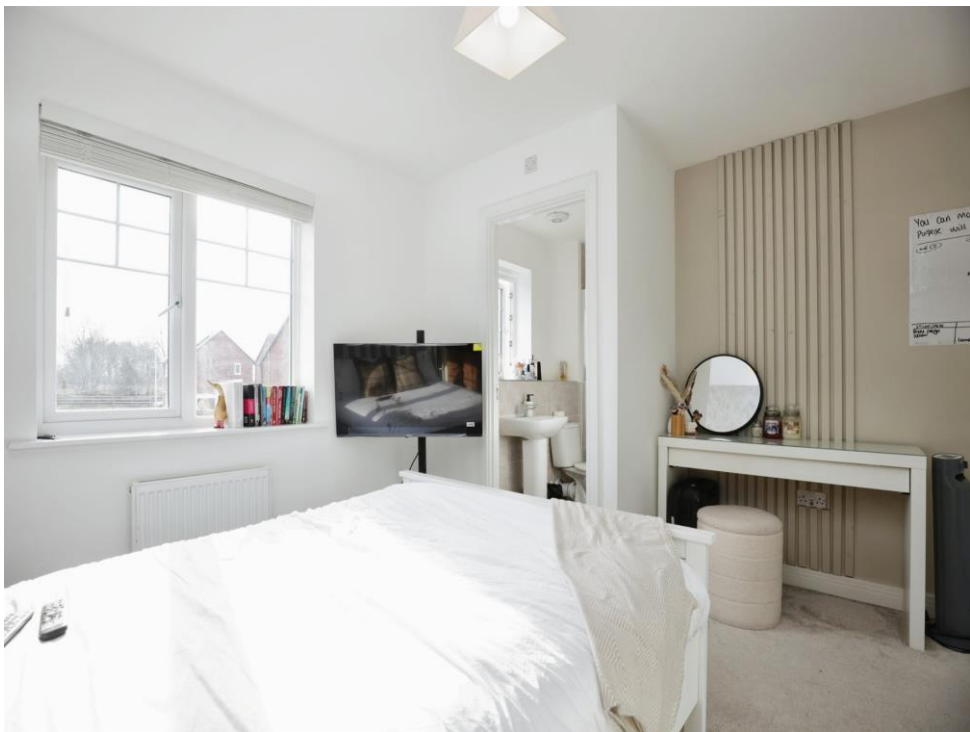
20' 4" x 10' 10" (6.20m x 3.30m)

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

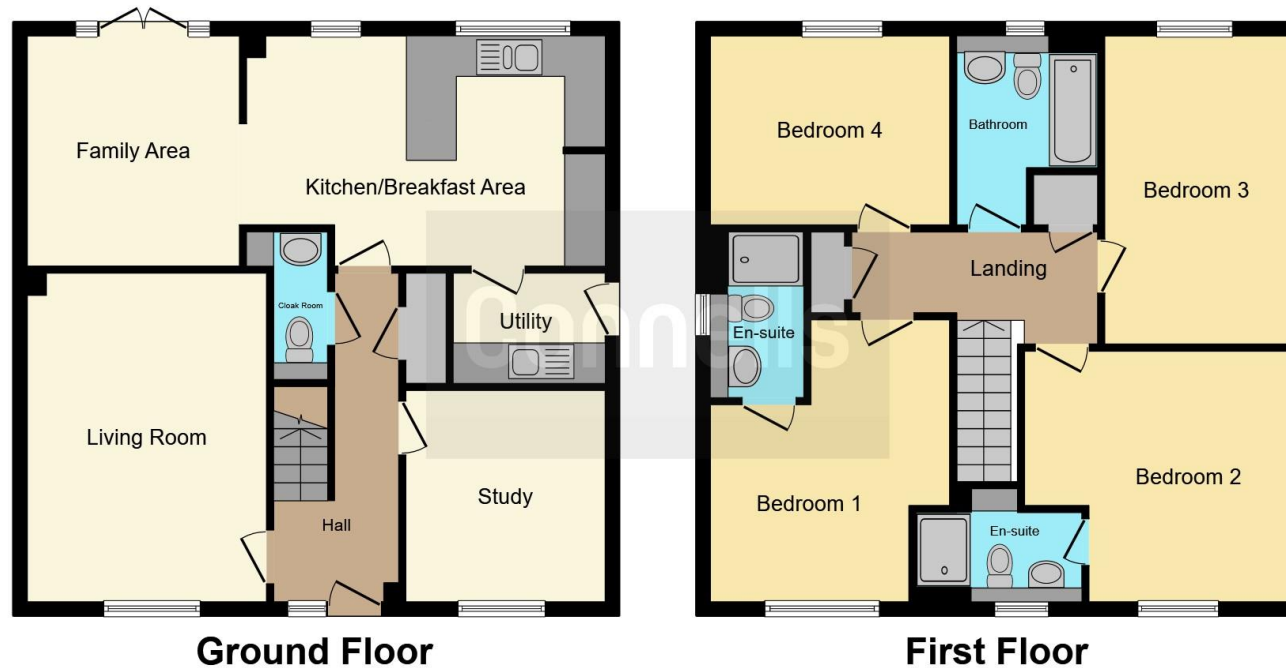
Parking

Allocated off road parking to the front of the property for two to three vehicles.









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

view this property online connells.co.uk/Property/RBY107102



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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