



**Connells**

Dolbear Road  
Houlton Rugby



# Dolbear Road Houlton Rugby CV23 1EH

for sale offers in the region of  
**£355,000**



## Property Description

Connells are delighted to bring to market the opportunity to acquire this impressive detached home on Dolbear Road, in the heart of Houlton in Rugby. Dolbear Road sits on a quiet road and in brief comprises of; entrance hall, downstairs cloakroom, lounge, open plan/kitchen diner, three double bedrooms with en suite to master and family bathroom. Externally, there is a generous south facing rear garden, and idyllic field views to the front. There is a single garage, plus allocated off road parking for two/three vehicles. This property also benefits from double glazing, and a Hive gas central heating system with downstairs and upstairs controls.

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!

## Entrance

A spacious and welcoming entrance hall with stairs rising to the first floor landing and an understair storage cupboard.

## Downstairs Cloakroom

Low level WC, wash hand basin and window to front.

## Lounge

10' 3" x 16' 2" ( 3.12m x 4.93m )

Spacious family lounge with bay window to front with fitted shutter blinds.

## Kitchen/Diner

17' 2" x 9' 6" ( 5.23m x 2.90m )

A lovely open plan kitchen/diner with a range of wall and mount base units. Integrated appliances are to include double oven with four gas hob and extractor fan and tiled splashback, fridge freezer, dish washer and sink + drain. There is also additional space for a washing machine. Double doors leading to the rear garden and window to the rear aspect.

## Landing

First floor landing with storage cupboard and loft hatch.

## Bedroom One

10' 5" x 10' 1" ( 3.17m x 3.07m )

The master bedroom features space for wardrobe and window to the rear aspect.

## En Suite

Walk in shower, wash hand basin, low level WC and fan.

## Bedroom Two

11' 4" x 10' 1" ( 3.45m x 3.07m )

Featuring space for wardrobe, window to the front aspect with fitted shutter blinds.

## Bedroom Three

8' 11" x 8' 3" ( 2.72m x 2.51m )

Featuring space for wardrobe and window to the front aspect with fitted shutter blinds.

## Family Bathroom

With built in bath and shower, low level WC, wash hand basin, heated towel rail and window to the rear aspect.

## Rear Of Property

A south facing, generous sized rear garden laid to lawn with patio area, and side accessibility.

## Garage/Parking

Single garage to the side with light and power & an up and over door. Plus allocated parking for two to three cars.















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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25 Regent Street  
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**EPC Rating: B**

Tenure: Freehold

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