



Connells

Birch Ground Close
Houlton Rugby



Property Description

A Beautifully Presented Three-Bedroom Semi-Detached Home in Houlton.

This stunning three-bedroom semi-detached property, built by Redrow Homes, is located within the highly sought-after Houlton development in Rugby. Immaculately maintained throughout, offering modern living with the added benefits of a private driveway and an enclosed rear garden featuring a paved patio, lawn, and stylish Venetian fencing.

On the Ground Floor there is welcoming entrance hallway with a convenient guest WC, a spacious family lounge, and a contemporary open-plan kitchen/diner. The kitchen boasts ample cabinetry, quality integrated appliances, and French doors opening onto the rear garden—perfect for family life and entertaining. A practical utility cupboard completes the ground floor.

Upstairs, the landing gives access to three generously sized bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. Bedrooms two and three are well-proportioned, ideal for children, guests, or a home office.

Additional Features include

Gas central heating and double glazing,
High-quality finishes throughout,
Driveway parking and
Private rear garden.

Situated in the vibrant Houlton community, the property is close to well-regarded schools, parks, and amenities including a café, restaurant, and community facilities. Excellent transport links include regular bus services, easy access to the M1, M6, and M45.

Entrance Hall

Carpeted, understairs cupboard.

Cloakroom

Vinyl flooring, window to side, w/c & sink

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

To front of property, carpeted, UPVC windows, venetian blinds.

Kitchen

18' 1" x 11' 4" (5.51m x 3.45m)

Patio doors to rear, wood effect laminate flooring, gas hob, double oven, fridge freezer, dish washer, wall & base units,

Landing

Airing Cupboard, combi boiler, carpeted, window to side.

Bedroom One

11' 3" + Alcove x 11' 1" (3.43m + Alcove x 3.38m)

To front of property, carpeted, upvc windows, venetian blinds.

En-Suite

Shower, w/c & sink, wood effect vinyl floor.

Bedroom Two

11' 8" + Alcove x 9' 1" (3.56m + Alcove x 2.77m)

To rear, carpeted, venetian blinds, upvc windows.

Bedroom Three

8' 6" x 8' 7" (2.59m x 2.62m)

To rear, carpeted, venetian blinds, upvc windows.

Bathroom

Bath & shower, wood effect vinyl floor, heated towel rail.

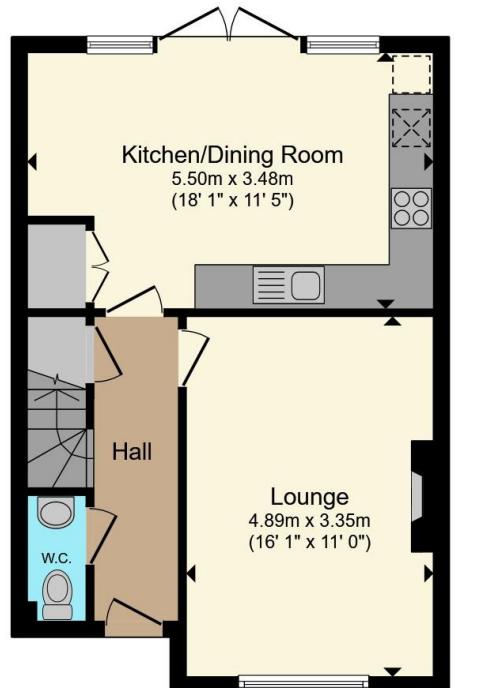
Rear Garden

Patio & lawn, side access.

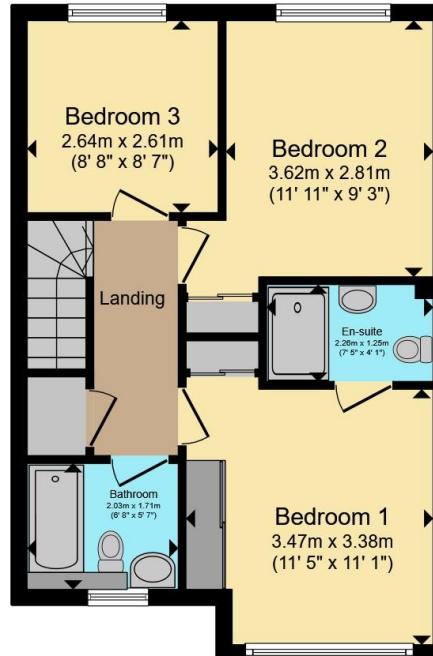








Ground Floor



First Floor

Total floor area 89.5 m² (963 sq.ft.) approx

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.propertybox.io

Connells

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25 Regent Street
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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