



EDWARD KNIGHT
ESTATE AGENTS

4 COLUMBIA STREET, HOULTON, RUGBY, CV23 1AZ

£435,000





PROPERTY SUMMARY

Situated within a quiet cul de sac and overlooking a pretty green park area, this fantastic property makes the perfect family home in the areas most popular housing development, Houlton.

Edward Knight Estate Agents are proud to present this perfectly kept property built by Morris Homes in 2020 to their Malham Design. The accommodation includes a welcoming entrance hall, living room, open plan kitchen/dining room, utility room, ground floor WC, family bathroom, four well-proportioned bedrooms and a master en suite shower room.

Externally the property boasts a driveway with parking and access to the detached garage. The sunny rear garden faces south and has been perfectly kept by the current occupiers to include a patio and spacious lawned area.

Viewings for this property are strictly by appointment with Edward Knights Regent Street offices.



LOCATION

Houltton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to Euston, London operating regularly with under 50-minute travel time. Houltton itself has its very own, and very well-regarded restaurant "The Tuning Fork", impressive david Lloyd Gym and outstanding junior and high school. There are various other well-regarding schools close by including Ashlawn Academy High School, Rugby High School For Girls and Lawrence Sheriff School For Boys is easily reached in the town centre.

The development itself is considered picturesque, there are numerous parks and beautiful lit walkways provide pedestrian access around the entire area which prove popular with avid walkers and joggers.







GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC

5' 9" x 4' 8" (1.75m x 1.42m)

LIVING ROOM

15' 11" x 11' 4" (4.85m x 3.45m)

OPEN PLAN KITCHEN/DINING ROOM

24' 5" x 10' 10" (7.44m x 3.3m)

UTILITY ROOM

9' 3" x 5' 9" (2.82m x 1.75m)



FIRST FLOOR

MASTER BEDROOM

15' 11" x 11' 6" (4.85m x 3.51m)

EN SUITE SHOWER ROOM

7' 11" x 4' 6" (2.41m x 1.37m)

BEDROOM TWO

12' 8" x 12' 6" (3.86m x 3.81m)

BEDROOM THREE

9' 2" x 8' 6" (2.79m x 2.59m)

BEDROOM FOUR

9' 4" x 7' 11" (2.84m x 2.41m)

FAMILY BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m)

GARAGE





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		