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Caradon Way, Houlton
Guide Price £270,000

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ESTATE AGENTS

Caradon Way, Houlton, Rugby

Nestled in the desirable area of Caradon Way, Houlton, Rugby, this modern semi-detached house, built in 2021, offers a perfect blend of contemporary living and comfort. With two well-proportioned bedrooms, this property is ideal for small families or professionals seeking a stylish home.

Upon entering, you are greeted by a spacious reception room that benefits from air conditioning, ensuring a pleasant atmosphere throughout the year. The underfloor heating adds an extra touch of luxury, providing warmth and comfort during the colder months. The open-plan layout allows for a seamless flow between the living spaces, making it perfect for entertaining guests or enjoying family time.

The property boasts a converted loft space in the garage, offering additional storage or potential for a home office, catering to the needs of modern living. Outside, there is ample parking for up to two / three vehicles, a rare find in this area, ensuring convenience for you and your guests.

One of the standout features of this home is the planning permission that has been granted for an extension, allowing you to personalise and expand the property to suit your future needs. With six years remaining on the NHBC warranty, you can have peace of mind knowing that your investment is protected.

This property is not just a house; it is a place where you can create lasting memories. With its modern amenities and prime location, it is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this beautiful home your own.

Living Room 12'1" x 14'3" (3.69 x 4.35)

Downstairs WC 5'8" x 3'0" (1.74 x 0.92)

Kitchen / Dining Room 12'1" x 15'3" (3.69 x 4.65)

Master Bedroom 12'1" x 11'0" (3.69 x 3.36)

Master Bathroom 5'2" x 6'7" (1.58 x 2.02)

Second Bedroom 8'2" x 9'11" (2.49 x 3.03)

Garage

Converted for storage

Rear Garden



NHBC Warranty

6 years remaining on the NHBC Warranty

Application for extension

Ask for details

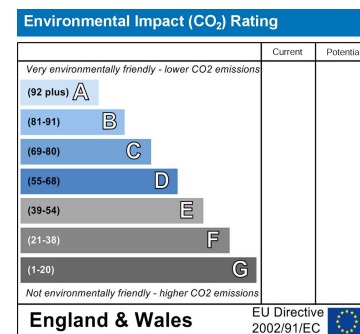
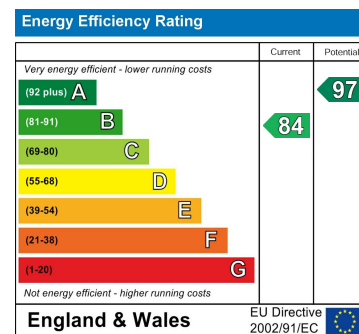
Estate charges

The latest fee in the area was £345.51, with the option to pay either annually or monthly





GROSS INTERNAL AREA
 FLOOR 1 33.5 m² (361 sq.ft.) FLOOR 2 27.6 m² (297 sq.ft.)
 TOTAL : 61.2 m² (658 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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