



EDWARD KNIGHT
ESTATE AGENTS

9 EAST VIEW CLOSE, HOULTON, RUGBY, CV23 1DQ

£319,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully presented and modern home, constructed by the highly regarded developers, Redrow. Situated within the ever-popular Houlton development, this attractive three-bedroom property represents an ideal purchase for first-time buyers or investors alike.

The accommodation briefly comprises a bright and welcoming entrance hall, a ground floor guest WC, and a stylish kitchen/dining room complete with integrated appliances. To the rear of the property, there is a spacious and well-proportioned living room, offering an excellent space for relaxation and entertaining, with views and access to the private rear garden.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard.

Externally, the property boasts a neatly maintained front garden with a paved pathway leading to the entrance. The private, enclosed rear garden is predominantly laid to lawn and features a paved patio area, ideal for outdoor dining and entertaining. Additionally, the property benefits from two private parking spaces located to the rear.



PROPERTY LOCATION

Houlton 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. Houlton itself has its very own, and very well regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's CofE Academy. There are various other well regarding schools close by including Ashlawn Academy High School, Rugby High School For Girls is and Lawrence Sheriff School For Boys is easily reached in the town centre. Houlton has recently become home to a brand new David Lloyd Gym which boasts a range of sporting facilities as well as a fantastic spa and outdoor swimming pool.

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







ENTRANCE HALL

16' 6" x 2' 11" (5.03m x 0.89m)

KITCHEN/DINING ROOM

13' 3" x 7' 9" (4.04m x 2.36m)

LOUNGE

14' 10" x 11' 4" (4.52m x 3.45m)

GROUND FLOOR CLOAKROOM

5' 5" x 2' 8" (1.65m x 0.81m)

UTILTIY CUPBOARD

LANDING

BEDROOM ONE

10' 9" x 8' 0" (3.28m x 2.44m)

EN-SUITE SHOWER ROOM

7' 10" x 5' 3" (2.39m x 1.6m)

BEDROOM TWO

9' 4" x 7' 9" (2.84m x 2.36m)

BEDROOM THREE

8' 4" x 6' 2" (2.54m x 1.88m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

ALLOCATED PARKING

FRONT & REAR GARDENS

AGENTS NOTES

The property is Freehold. We are advised by the vendors that there is an Estate Charge payable. This is approximately currently £380.00 per annum.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		