



**EDWARD KNIGHT**  
ESTATE AGENTS

CARADON WAY, HOULTON, RUGBY, WARWICKSHIRE, CV23 1BH

£2,250 PCM – FEES APPLY





An impressive five bedroom detached family home in the highly desirable development of Houlton, which offers easy commuter access to the M1 and other major roads, as well as Rugby railway station, town centre and local schooling. The accommodation is set over three floors and briefly comprises: entrance hall, cloakroom, lounge, study, kitchen/dining/family room, utility room, three first floor en-suite bedrooms including the main bedroom with dressing area and two second floor double bedrooms sharing a separate shower room. The property further benefits from gas fired central heating, uPVC double glazing, ample off-road parking for 3 to 4 cars, a double garage and an enclosed rear garden. Available early June. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with double glazed inserts. Single panel radiator. Tiled floor. Stairs to the first floor with cupboards under. Smoke alarm. Wall mounted thermostat/timer for the central heating. Doors to the study, lounge and kitchen. Door to:

#### **CLOAKROOM**

Low-level close coupled toilet and wall mounted corner wash hand basin. Tiling to half height. Tiled floor. Ceiling extractor fan. Single panel radiator with thermostat control.

#### **LOUNGE**

18' 6" into bay x 11' 0" (5.64m x 3.35m)  
uPVC double glazed sash bay window to the front aspect.  
Two uPVC double glazed sash windows to the side aspect.  
Two double panel radiators with thermostat controls. Tiled floor.

#### **STUDY**

10' 8" into bay x 10' 1" (3.25m x 3.07m)  
uPVC double glazed sash bay window to the front aspect.  
uPVC double glazed sash window to the side aspect. Double panel radiator with thermostat control. Tiled floor. Broadband connection point. Fitted double wardrobe.

#### **KITCHEN/DINING/FAMILY ROOM**

#### **DINING/FAMILY AREA**

22' 2" x 9' 3" (6.76m x 2.82m)  
uPVC double glazed sash bay window to the side aspect.  
uPVC double glazed bi-folding doors to the rear garden.



Double panel and single panel radiators with thermostat controls. Tiled floor. Opening through to:

#### KITCHEN

15' 2" x 10' 0" (4.62m x 3.05m)

A comprehensive range of gloss fronted eye and base level units surmounted by Quartz worktops. Inset 1.5 bowl sink with mixer tap over. Built-in Neff single electric oven, convection microwave oven, five ring gas hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Wall mounted extractor fan. Recessed ceiling spotlights. Tiled floor. Single panel radiator with thermostat control. uPVC double glazed sash window to the rear aspect. Door to:

#### UTILITY ROOM

Quartz worktop with double base unit under, inset stainless steel sink and drainer with mixer tap and filtered water tap. Space and plumbing for a washing machine. Single panel radiator with thermostat control. Electric consumer unit. Ceiling extractor fan. Tiled floor. Part obscure double glazed composite panel effect door to the driveway.

#### FIRST FLOOR LANDING

uPVC double glazed sash window to the front aspect. Single panel radiator with thermostat control. Smoke alarm. Stairs to the second floor. Doors to the following first floor accommodation.

#### BEDROOM ONE

13' 9" into bay x 13' 1" (4.19m x 3.99m)

uPVC double glazed sash bay window to the side aspect. Two uPVC double glazed sash windows to the rear aspect. Two single panel radiators. Wall mounted timer thermostat for the first and second floor heating. Opening through to:

#### DRESSING ROOM

11' 3" x 3' 7" (3.43m x 1.09m)

Three double sliding mirrored door built-in wardrobes. Recessed ceiling spotlights. Door to:

#### EN-SUITE BATHROOM

10' 0" x 10' 0" max (3.05m x 3.05m)

White suite comprising: double sink with mixer taps over and vanity unit under, low-level toilet with concealed cistern, panelled bath with mixer tap and double shower enclosure with thermostatic shower. Fully tiled walls and floor. Recessed



ceiling spotlights. Ceiling extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed sash window to the side aspect.

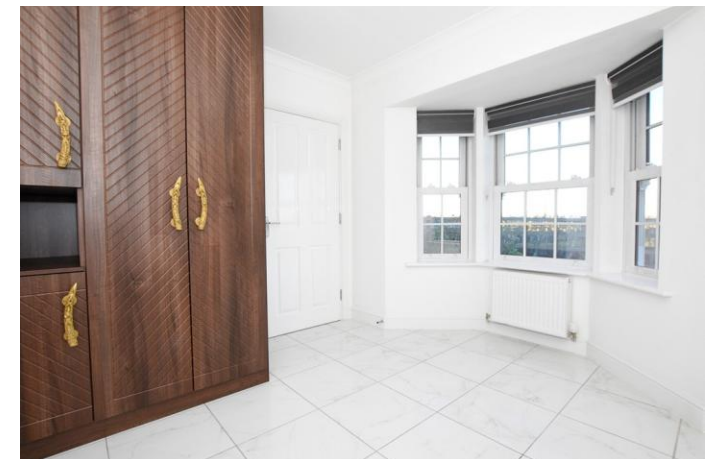
#### BEDROOM TWO

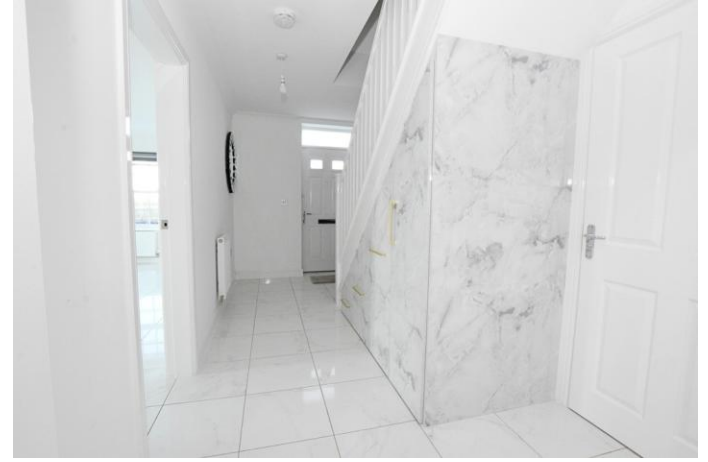
11' 9" into bay x 11' 0" (3.58m x 3.35m)

uPVC double glazed sash bay window to the front aspect. Single panel radiator with thermostat control. Fitted triple wardrobe. Door to:

#### EN-SUITE SHOWER ROOM

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Part tiled walls. Recessed ceiling spotlights. Tiled floor. Wall mounted extractor fan. Single panel







radiator with thermostat control. Obscure uPVC double glazed sash window to the side aspect.

#### **BEDROOM THREE**

12' 1" x 10' 3" (3.68m x 3.12m)

uPVC double glazed sash windows to the front and side aspects. Single panel radiator with thermostat control. Fitted Hammonds wardrobes. Door to:

#### **DUAL ACCESS BATHROOM**

10' 3" x 7' 4" (3.12m x 2.24m)

Accessed from the landing and bedroom three. White suite comprising: pedestal wash hand basin, low-level toilet with concealed cistern and panelled bath with mixer tap. Fully tiled walls and floor. Recessed ceiling spotlights. Ceiling extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed sash window to the side aspect.

#### **SECOND FLOOR LANDING**

Double glazed Velux window to the rear aspect. Single panel radiator with thermostat control. Smoke alarm. Built-in airing cupboard housing an unvented hot water cylinder. Doors to all further accommodation.

#### **BEDROOM FOUR**

16' 4" x 10' 4" (4.98m x 3.15m)

uPVC double glazed sash window to the front aspect. Double panel radiator with thermostat control. Fitted wardrobes.

#### **BEDROOM FIVE**

16' 2" x 9' 6" (4.93m x 2.9m)

uPVC double glazed sash window to the rear aspect. Double panel radiator with thermostat control.

#### **SHOWER ROOM**

White suite comprising: low-level toilet with concealed cistern, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Ceiling extractor fan. Single panel radiator with thermostat control.

#### **FRONT GARDEN & DRIVEWAY**

Tarmac driveway providing off-road parking space for three to four cars and direct access to the garage. Slab path leading to the front door with planted mulch border to the left and lawn to the right. Access down the side of the garage to

the rear garden.

#### **DOUBLE GARAGE**

Up and over door to the front. Power and light connected. Wall mounted central heating boiler. Part double glazed door to the rear garden.

#### **REAR GARDEN**

Slab patio and path adjoining the rear of the property. Cold water tap. Access to the rear of the garage and timber gate to the driveway. The remainder is laid to lawn and enclosed by brick walls and timber fencing.

#### **COUNCIL TAX**

Band G



