



Ellis Brooke



33 Station Avenue

Houlton, Rugby, CV23 1BF

£340,000



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Location

Houlton is perfectly located for commuters with various nearby road links including the A5, A14, M1 and M6. The area is also served by the fast train link to London Euston operating regularly with under 50 minute travel time. Houlton has its own, and very well regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's CofE Academy. There are other well regarded schools close by including Ashlawn Academy High School, Rugby High School for Girls and Lawrence Sheriff School for Boys. 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

4'1" x 4'10" (1.26m x 1.48m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has doorways that give access through to the Living Room and WC.

Living Room

14'11" x 11'8" (4.57m x 3.58m)

This well proportioned living room benefits from a bay window with fitted blinds to the front elevation, which provides natural light to the room. The room also benefits from access to a useful under stair storage cupboard. To the rear of the room is a door which provides access through to.

Inner Hallway

With a door that provides access through to and stairs that rise to.

Kitchen/Diner

10'6" x 15'5" (3.21m x 4.7m)

A room that is set two distinct areas of kitchen and dining. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen is a fitted electric oven, four ring gas hob with extractor fan over, dishwasher and fridge freezer. An eye level unit houses the properties gas boiler. Within the room there is ample space for a dining table.

WC

5'2" x 3'6" (1.59m x 1.07m)

With a low-level flush WC and wash hand basin with tiling to the splash back areas.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard. In addition, there are doors which provide access through to all first floor accommodation and a further door gives access to the stairs that rise to the second floor.

Bedroom 2

12'0" x 8'7" (3.66m x 2.64m)

A good sized double bedroom that benefits from a window to the front elevation.

Bedroom 3

13'6" x 8'9" (4.12m x 2.67m)

A spacious double bedroom that benefits from a window to the rear elevation which provides a view over the garden.

Family Bathroom

8'2" x 6'6" (2.5m x 1.99m)

With a suite that comprises a low-level flush WC, wash hand basin and panelled bath with mixer shower over. The walls are part tiled, there is a heated towel rail and to the rear elevation, a frosted window.

Further 1st Floor Landing

With a window to the front elevation and stairs at rise to the second floor. Storage is available under the stairs.

Second Floor - Bedroom 1

22'1" x 11'4" (6.74m x 3.46m)

A very generously sized double bedroom that benefits from duel aspect windows found to both the front and rear elevations. This bedroom benefits from a range of fitted wardrobes, which provide ample space for clothes hanging. Access to under eave storage is also found within the bedroom. Access to the loft is obtained via a loft hatch. A door provides access through to.

Ensuite

8'0" x 3'10" (2.46m x 1.18m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. The walls are part tiled, there is a heated towel rail and to the rear elevation is a Velux window.

Rear Garden

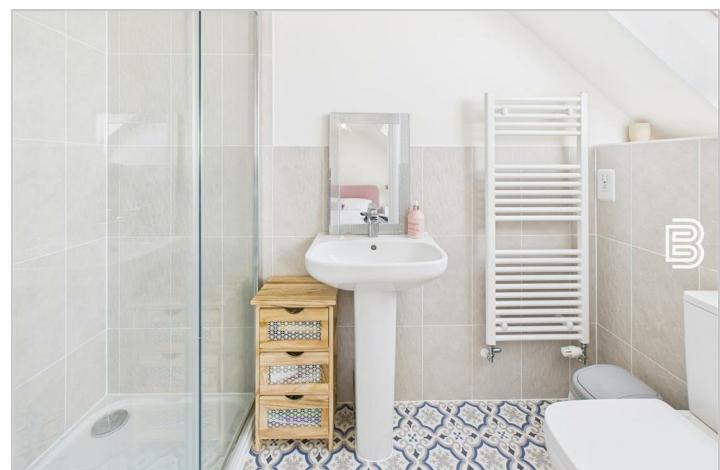
To the rear of the home is a private and enclosed garden with feather edge fencing to all elevations and pedestrian gate to the rear elevation, which provides access to the parking area. In the main this garden has been laid to lawn with a paved pathway which runs the length of.

Parking

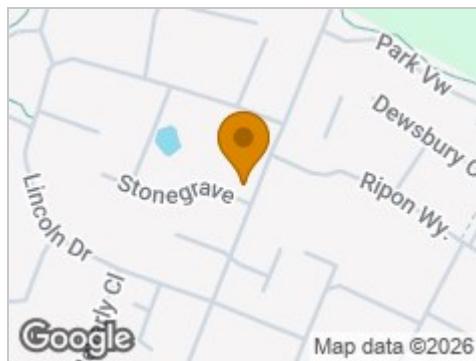
The property benefits from two off-road parking spaces, which are located to the rear of the home and accessed off Stonegrave.

Front

The front of the property there is an area which has been laid to bark chipping with planting within. A paved pathway runs from the public highway to the front door.



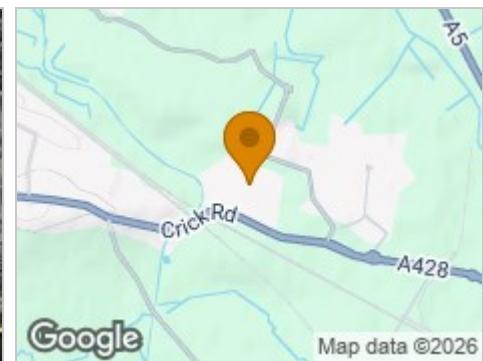
Road Map



Hybrid Map



Terrain Map



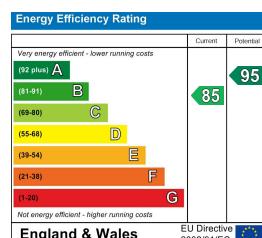
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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