



## 33 Wroughton Drive

Houlton, Rugby, Warwickshire, CV23 1BB

### Offers In Excess Of £450,000

SPACIOUS, well-presented, FOUR BEDROOM MODERN DETACHED HOME with driveway and CONVERTED GARAGE TO HOME OFFICE SPACE, situated in the heart of Houlton, Rugby

Driveway and garage with personal door to enclosed rear garden, entrance hallway, guest WC, family lounge, open plan living/kitchen/diner, utility, master bedroom with built in wardrobes & en-suite, three further bedrooms and family bathroom.



# Property Features

- Modern Detached Property
- Four Bedrooms
- Entrance Hallway, Guest WC & Utility
- Family Lounge
- Family Bathroom & En-Suite to Master
- Home Office
- Converted Garage & Driveway for Off Road Parking

## Full Description

The modern detached property sits in the centre of sought-after Houlton and comprises of a garage which has been converted into a home office, and driveway providing parking to the side aspect. The enclosed garden is laid mainly to lawn with fencing to boundaries.

The well-presented, spacious living accommodation is arranged over two floors and provides a truly ready-to-move-into, modern and stylish home.

The ground floor comprises of an entrance hallway with guest WC and stairs leading to the first floor, a bright and spacious lounge with feature media wall fireplace, and a bright and spacious modern kitchen/diner/family room with integral appliances and bi-folding doors to the garden. There is also a utility room with additional storage to the ground

floor.

The first floor features a landing area, master bedroom with ample built-in storage and en-suite facilities. The upstairs boasts three further bedrooms, and a family bathroom.

This residence will make a fantastic family home, and further benefits from double glazing, gas central heating and modern, neutral décor throughout.

The Houlton development is well served by local shops and amenities, including a highly regarded restaurant, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is just a ten minute drive from Rugby train station which operates mainline services to London Euston in as little as 47 minutes.

There is a service charge of approx. £330 paid annually for the management and upkeep of the estate.

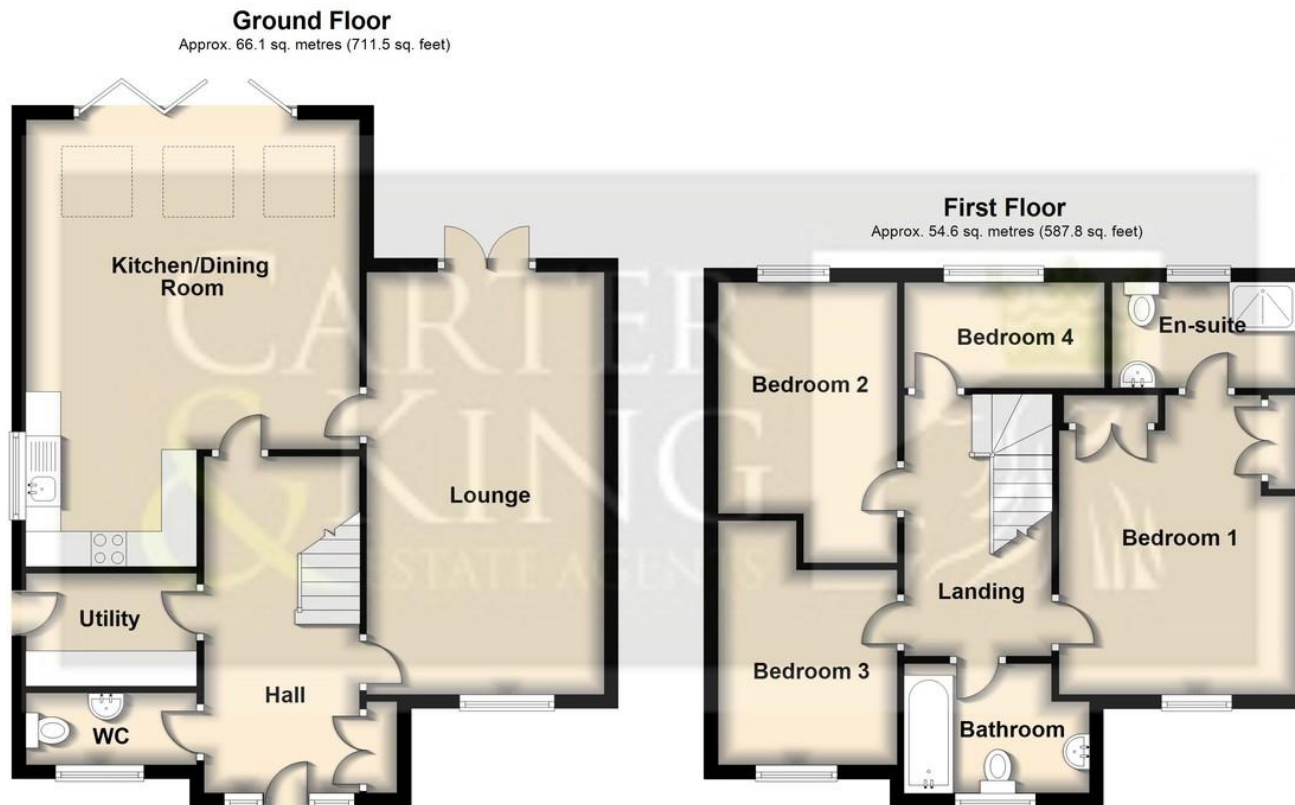
### Room Dimensions

Lounge	6025 x 3300mm (19'9" x 10'10")
Kitchen/Family/Dining	6265* x 5175*mm (20'7"* x 17'0"*)
Utility	3000 x 1625mm (9'10" x 5'4")
Bedroom 1	4675 x 3335mm (15'4" x 10'11")
En-suite	2970 x 1235mm (9'9" x 4'1")
Bedroom 2	3750* x 2760*mm (12'4"* x 9'1"*)
Bedroom 3	3400* x 2920*mm (11'2"* x 9'7"*)
Bedroom 4	2655 x 1900mm (8'9" x 6'3")
Bathroom	2875* x 1825*mm (9'5"* x 6'0"*)









Dimension Approximate For Display Purposes Only  
Plan Created By The Energy Assessment Company  
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**Wroughton Drive, Rugby**



Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.