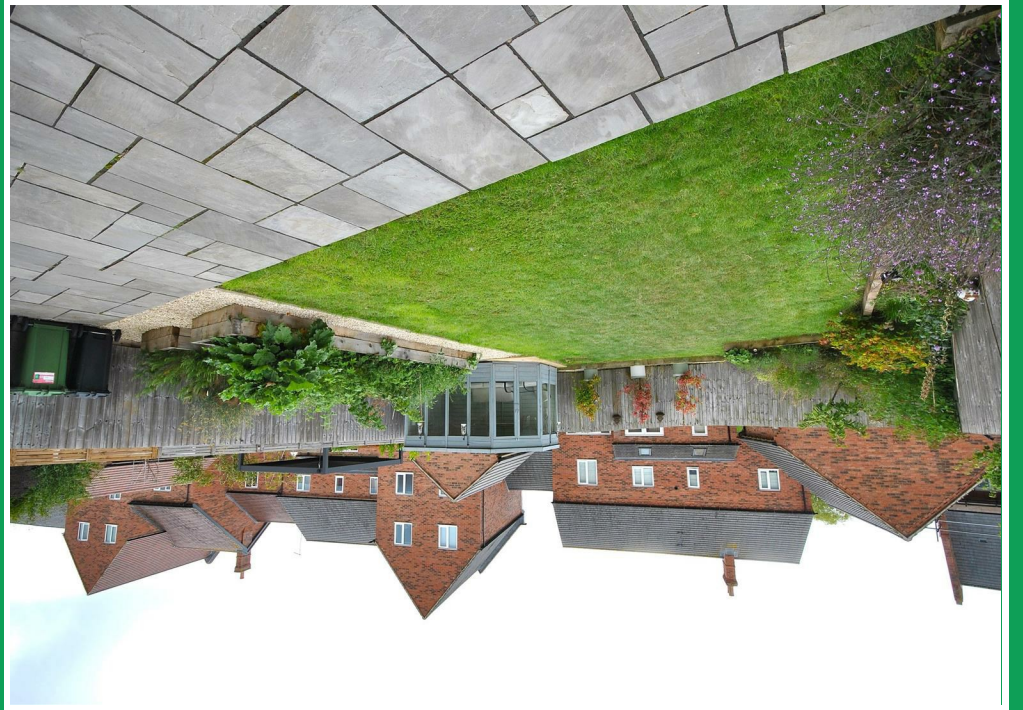




GREENER **Country** HOUSES & COTTAGES



15 Angwin Avenue, Houlton, Rugby, Warwickshire, CV23 1AA

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A very well presented modern four bedroom detached family home built by Messrs Davidsons Homes to their Featherstone design in 2018 and is situated on a quiet avenue in the highly sought after development of Houlton. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner with full built in appliances and utility room. To the first floor there are four double bedrooms with ensuite to bedroom one and a four piece family bathroom. Outside there is a front garden and driveway giving off road parking and leading to the integral garage. The good size rear garden is mainly laid to lawn and patio and faces in a southerly direction enjoying a sunny aspect.

Price **£425,000 Freehold**

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL**

**13'7 x 5'9**

Enter via a UPVC double glazed front door with port hole window and window above, radiator, stairs to first floor, under stairs storage cupboard, access door to the garage and further doors lead to:-

**LOUNGE**

**16'4 x 11'0**

UPVC double glazed casement window to the front and side, radiator and engineered wood flooring.



**KITCHEN/DINER**

**17'4 x 11'1**

Fitted with a range of base and eye level units, wooden worktops and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include steam oven, microwave/oven, hob, extractor, fridge/freezer and dishwasher. There is space for a table, radiator, UPVC double glazed window and UPVC double French doors to the rear garden. A door leads to:-



**UTILITY ROOM**

**5'6 x 5'3**

Base level units and worktop, plumbing for washing machine, space for dryer, gas wall mounted boiler, UPVC double glazed door to the rear garden and door to:-

**CLOAKROOM**

Suite comprising WC, wash hand basin, radiator and UPVC double glazed window with obscure glass to the rear.

**FIRST FLOOR**

**LANDING**

**10'6 x 9'8**

Loft access hatch, airing cupboard housing the hot water tank and doors leading to:-

**BEDROOM ONE**

**14'7 x 10'0**

Double glazed window to the front, radiator, two built in double wardrobes and door to:-



**ENSUITE**

**7'2 x 7'3**

Suite comprising WC, wash hand basin in vanity unit with storage below, double shower with glass sliding door, shower, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the front.



**BEDROOM TWO**

**11'2 x 9'4**

UPVC double glazed window to the rear and radiator.



**BEDROOM THREE**

**13'9 x 9'1**

UPVC double glazed window to the front and radiator.



**BEDROOM FOUR**

**10'0 x 10'1**

UPVC double glazed window to the rear and radiator.

**SERVICES**

Mains drainage, gas, water and electricity are connected. The property also has the benefit of solar panels.

**COUNCIL TAX**

Rugby Borough Council - Band E

**LOCAL AMENITIES**

Houlton is perfectly positioned for easy access into Hillmorton and Crick villages. Rugby and Daventry town centres are a short drive away and is only a few minutes from major commuter network motor links such as the M1, M6, A5 and A14. There is a secondary school, health centre and playground nearby as well as St Gabriel's Primary School and the highly regarded Tuning Fork restaurant situated on the development just a short walk away.

**HOW TO GET THERE**

From Rugby town centre head in an easterly direction along the A428 passing the village of Hillmorton and carry on for approximately one mile along Crick Road, A428 and upon reaching the Houlton development turn left into Dollman Road and then first right into St Gabirels Way. Take the first left again into Angwin Avenue and the property can be found on the left hand side.

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**BATHROOM**

**9'6 x 8'0**

Suite comprising WC, wash hand basin in vanity unit with storage below, panelled bath with shower attachment, shower cubicle with glass centre opening doors, tiled splashbacks, radiator, extractor and UPVC double glazed window with obscure glass to the rear.



**OUTSIDE**

**FRONT GARDEN**

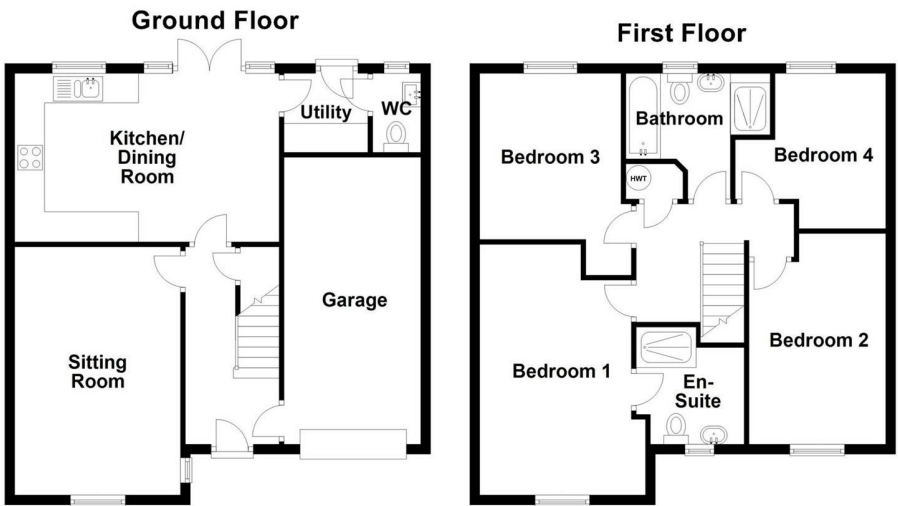
Mainly laid to lawn and slate chippings with bushes, flowers and shrubs, outside light and a tarmac driveway giving off road parking for two cars and leading to the integral garage.

**INTEGRAL GARAGE**

Power and lighting connected and fitted with a range of base and eye level units and there is an up and over door.

**REAR GARDEN**

The good size rear garden has a stone patio with the remainder mainly laid to lawn with railway sleepers and flower and shrub beds, two further large raised vegetable beds, summer house and shed. The rear garden is enclosed by wood panel fencing, secure gated access to the side from front to rear and faces in a southerly direction and enjoys a sunny aspect.



Not to scale. For illustrative purposes only