



Connells

Great Brook Ground
Houlton Rugby

Great Brook Ground Houlton Rugby CV23 1DS

for sale offers over
£320,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this immaculate and spacious, four bedroom detached family home on Great Brook Ground in Houlton, Rugby. Built by Redrow, Great Brook Ground in brief comprises of an open plan kitchen/diner, downstairs WC, living room, private rear garden. Upstairs there is a family bathroom, master bedroom with en suite, bedroom two and bedroom three.

This property also benefits from gas central heating and double glazing throughout.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops, restaurants, bars and coffee shops.

This home is not to be missed, call us on 01788 579880 to arrange your exclusive viewing!

Hall

Kitchen/Dining Room

15' 4" x 6' 7" (4.67m x 2.01m)

Open-plan kitchen/diner offering a bright, sociable space with room for cooking, dining and everyday family living.

Toilet

Downstairs WC

Lounge

15' 3" x 10' 10" (4.65m x 3.30m)

Lounge with direct access to the private rear garden, creating a bright and inviting space for relaxation and entertaining.

Landing

Bedroom One

12' 6" x 8' 6" (3.81m x 2.59m)

A spacious master bedroom with ensuite. To rear of property.

En Suite

8' 6" x 5' 9" (2.59m x 1.75m)

Off the master bedroom fitted with a shower, WC and sink.

Bedroom Two

9' 7" x 8' 2" (2.92m x 2.49m)

Located at the front of the property.

Bedroom Three

8' x 6' 7" (2.44m x 2.01m)

Rear facing window onto garden. Can be used as a third bedroom or study.

Family Bathroom

5' 7" x 5' 7" (1.70m x 1.70m)

Fitted with a bath, WC, sink and shower head.

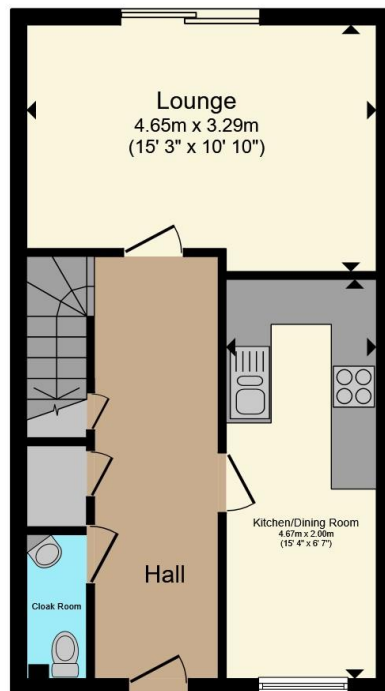
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

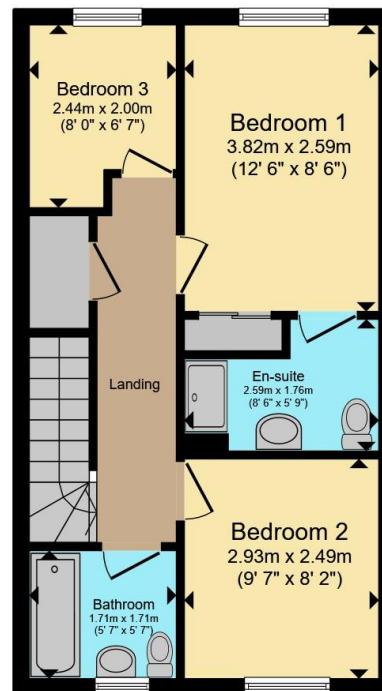








Ground Floor



First Floor

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: A Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108205



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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