

**14 Preston Close
Houlton
RUGBY
CV23 1BU
£430,000**



- **FOUR BEDROOM**
- **NO ONWARD CHAIN**
- **DOWNSTAIRS W.C.**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING**

- **DETACHED FAMILY HOME**
- **OPEN PLAN LIVING**
- **MODERN FAMILY BATHROOM**
- **VERSATILE GARAGE**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This impressive four-bedroom detached family home, built by Bellway Homes to their sought-after Aspen design, sits within the thriving and well-connected community of Houlton. Designed for modern living, the property offers a generous lounge and a superb open-plan kitchen, breakfast and living area that forms the heart of the home. A ground-floor W.C. adds everyday convenience, while the converted garage provides a versatile space ideal for a home office, studio or gymnasium. Upstairs, the principal bedroom enjoys its own ensuite, complemented by three further bedrooms and a contemporary family bathroom.

Outside, the enclosed rear garden offers a private space for relaxation or play, and the driveway provides off-road parking for several vehicles. The property is offered with NO ONWARD CHAIN, making it an attractive option for buyers seeking a smooth and straightforward move.

Houlton is perfectly placed for commuters, with excellent access to the M1, M6 and M45 motorway networks. Rugby town centre is just a ten-minute drive away, where the railway station provides fast mainline services to London Euston. The area itself offers a growing selection of local shops and amenities, including a highly regarded restaurant, well-regarded primary and secondary schools, and the David Lloyd Club gym, creating a vibrant and well-served environment for families.

Accommodation Comprises

Entry via composite door into:

Entrance Hall

Stairs rising to first floor. Radiator. Storage cupboard. Window to front aspect. Vinyl floor covering. Door to:

Ground Floor WC

To comprise: low level w.c. and pedestal wash hand basin. Vanity storage unit. Radiator. Tiling to splash areas. Extractor fan.

Lounge

22'10" x 10'3" (6.96m x 3.14m)

Window to front aspect. Twin fully glazed doors opening to rear garden. Two radiators.

Kitchen / Breakfast / Family Room

Kitchen Area

19'9" x 8'8" (6.04m x 2.66m)

Fitted with a range of base and eye level units. Work surface space incorporating an acrylic sink unit with mixer tap over. Built in appliances to include: oven, hob, extractor fan, fridge, freezer, washing machine, and dishwasher. Metro tiling to splash areas. Cupboard housing central heating boiler. Vinyl floor covering. Inset spotlights. Window to front aspect.

Breakfast / Family Area

19'5" x 8'5" max (5.92m x 2.57m max)

Window to rear aspect. Twin fully glazed doors upvc doors to rear garden. Two radiators. Inset spotlights.

First Floor Landing

Walk-in cupboard housing hot water cylinder. Access to loft space. Radiator. Doors to:

Bedroom One

12'11" x 10'3" (3.94m x 3.13m)

Window to front aspect. Built in wardrobes to one wall. Radiator. Door to:

Ensuite

With suite to comprise: shower cubicle with mixer shower, low level w.c. with concealed cistern, and pedestal wash hand basin. Tiled walls. Radiator. Extractor fan. Inset spotlights. Vinyl floor covering. Frosted window to front elevation.

Bedroom Two

11'7" x 9'8" (3.54m x 2.96m)

Window to front. Radiator.

Bedroom Three

9'8" x 8'5" (2.97m x 2.59m)

Window to rear. Radiator.

Bedroom Four

7'6" x 10'6" max (2.31m x 3.22 max)

Window to rear. Radiator.

Bathroom

With three piece suite to comprise: panelled bath with mixer shower and shower screen over, pedestal wash hand basin, and low level w.c. Extractor fan. Inset spotlights. Frosted window to rear elevation. Vinyl floor covering. Radiator.

Front Garden

Laid to lawn with flower and shrub borders. Driveway providing off road parking for several vehicles, and leading to:

Garage

20'4" x 10'9" (6.20m x 3.29m)

Up and over style door. High quality flooring. Power and light connected. Bifold doors to garden.

Rear Garden

Paved patio area. Area laid to lawn. Decked area with seating and a pergola. External lighting. Cold water tap. Enclosed by timber panel fencing. Side pedestrian access.

Agents Note

Council Tax Band: F

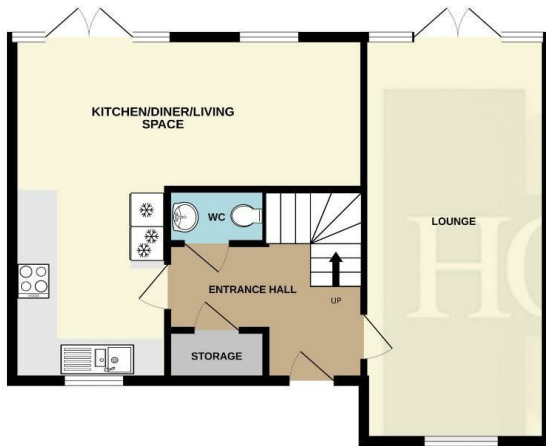
Energy Efficiency Rating: B



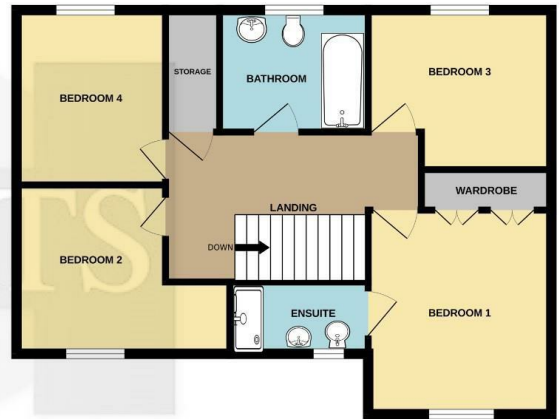




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



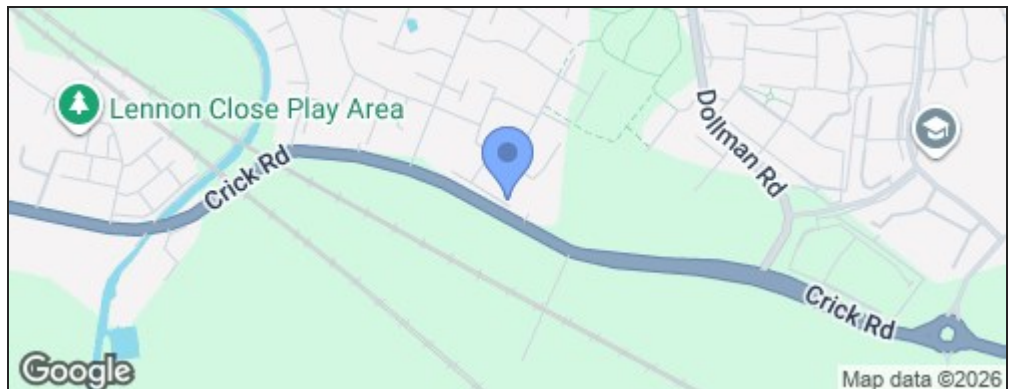
1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.