



Connells

Near Birch Road
Houlton Rugby

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Houlton Rugby CV23 1DX

for sale offers in the region of
£340,000



Property Description

Nestled within the highly desirable Houlton development in Rugby, this immaculate three-bedroom semi-detached home, built by Redrow Homes, offers stylish, modern living in a thriving community. Exceptionally well maintained, the property features a private driveway and a large attractive rear garden complete with a paved patio, lawn, and side access, creating an ideal outdoor retreat.

The Ground Floor

offers a welcoming entrance hallway that leads to a convenient guest WC, a spacious family lounge, and a stunning open-plan kitchen/dining area. The contemporary kitchen offers generous storage, quality integrated appliances, and elegant patio doors opening directly onto the garden—perfect for entertaining or relaxed family living. A useful utility cupboard provides additional practicality.

The first-floor landing gives access to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, offering a peaceful and private sanctuary. Bedrooms two and three provide flexible space, ideal for children, guests, or a dedicated home office.

Additional features include

Gas central heating, double glazing throughout, high-quality finishes

throughout, driveway parking and private enclosed rear garden.

Situated in the vibrant and growing Houlton community, the property is conveniently close to excellent schools, parks, and local amenities including a café, restaurant, and transport links for commuters.

Front

Driveway parking for two cars

Entrance Hall

Amtico flooring, downstairs storage.

Lounge

15' 11" x 11' (4.85m x 3.35m)
Upvc double glazed window to front, carpet.

Kitchen/Dining Room

18' 2" x 11' 5" (5.54m x 3.48m)
Amtico flooring, a selection of wall and base units, Fitted appliances including gas hob, electric double oven, integrated dishwasher, and fridge freezer. Extractor fan, patio doors to rear garden and a laundry cupboard for washing machine and tumble drier.

Laundry Cupboard

2' 11" x 2' 9" (0.89m x 0.84m)
Plumbing for washing machine and space for a tumble drier.

Cloakroom

Amtico flooring, Window to front, W/C and sink

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)

Upvc double glazed window to front, carpets and two fitted wardrobes

Ensuite

7' 5" x 4' 1" (2.26m x 1.24m)

Amtico flooring, Shower cubicle, W/C, sink, extractor and heated towel rail.

Family Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Upvc privacy window to front, Amtico flooring, bath with shower over, W/C, sink and heated towel rail

Bedroom 2

11' 9" x 9' 3" (3.58m x 2.82m)

Upvc window to rear, Pannelled feature wall. Carpet, fitted wardrobe.

Bedroom 3

8' 8" x 8' 7" (2.64m x 2.62m)

Upvc window to rear, carpet.

Landing

Window to side, Loft access and airing cupboard with boiler.

Rear Garden

Spacious South facing garden with patio area, lawn and borders.

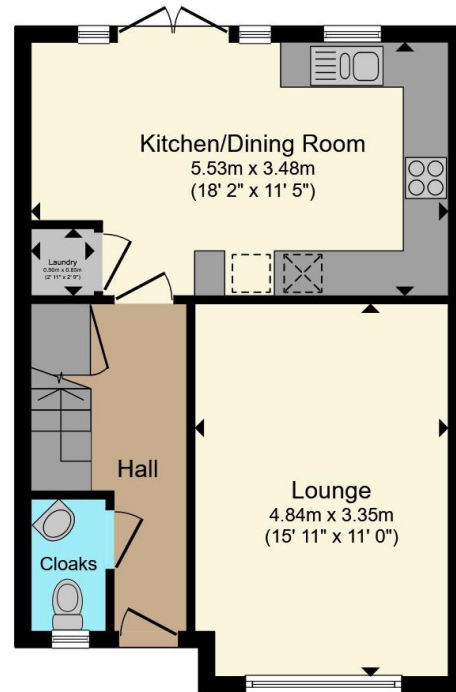
Buyer Aml Fee

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.

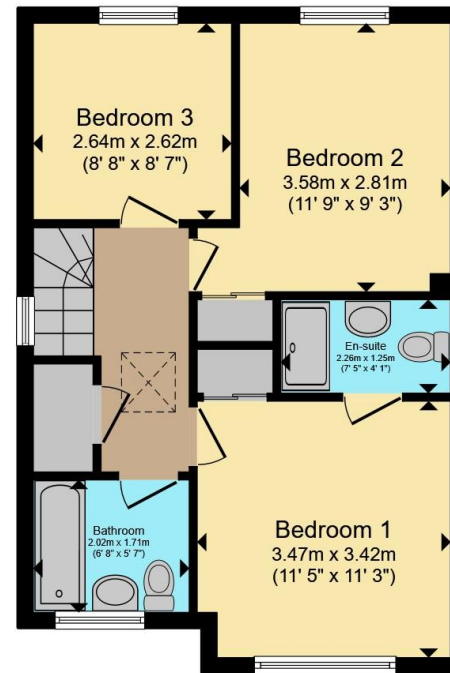








Ground Floor



First Floor

Total floor area 90.8 m² (978 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
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108264



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