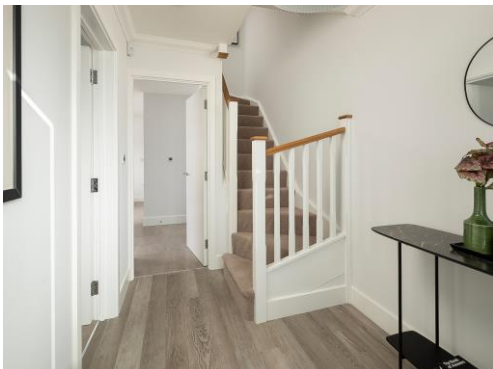






# Huntshaw Close Houlton Rugby CV23 1BF

for sale  
**£625,000**



## Property Description

Ex View Home for sale with all fixtures, fittings and furniture. The last available home of this very popular housetype on the development. This semi detached four bedroom home is arranged over three floors with open plan kitchen/dining, en suites to bedrooms one and four & home office. The property also benefits from a garage with additional parking. The kitchen doors open onto the garden which offers the perfect space for entertaining.

Francis Jackson Homes take pride in the award winning finish and specification of their homes. Thoughtful design ensures that all of their developments meet the highest standards of build and energy efficiency. They are very proud of their reputation for attention to detail, workmanship and build quality. Their in house maintenance team ensures customers remain delighted with their homes long after they have moved in.

**\*\*INCLUDED AS STANDARD\*\***

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall and floor tiles to WC, kitchen, bathroom and en-suites
- Chrome towel rails to all bathrooms
- Superfast FTTP broadband available with

speeds up to 1Gbps

- Alarm to house and garage
- EV charging point
- Turf to front and rear gardens
- Outside tap

Predicted EPC Rating B

## Houlton

Houlton is situated less than four miles from Rugby town centre with easy access to the M1, A5, M6 and M45. Trains from Rugby can take you to London in 55 minutes and Birmingham in 35 minutes. There is a regular bus service from Houlton into Rugby and Northampton.

This new community has been planned with its residents' wellbeing at heart, whilst creating homes, there is an emphasis on open spaces, nature trails, cycle paths and outdoor living. Houlton is home to a nursery, three primary schools and a new highly acclaimed secondary school.

The existing local centre is Dollman Farm which comprises of a family run restaurant/coffee shop, The Tuning Fork, The Exchange, a co working space, The Barn hosting events such as yoga, salsa, parent and toddler classes and a Co-op food store.

David Lloyd has opened at new Club on the Houlton site, providing a state of the art gym, spa, exercise classes, indoor and outdoor swimming pools as well as hospitality in their Clubroom.

## Ground Floor

### Living Room

17' 1" x 13' 9" ( 5.21m x 4.19m )

### Kitchen/ Diner

17' 5" x 14' 1" ( 5.31m x 4.29m )

### Utility Room

6' 3" x 6' 3" ( 1.91m x 1.91m )

### W.C

6' 3" x 2' 7" ( 1.91m x 0.79m )

## First Floor

### Bedroom One

17' 1" x 14' 1" incl. wardrobe ( 5.21m x 4.29m  
incl. wardrobe )

### En-Suite

10' 6" x 3' 7" ( 3.20m x 1.09m )

### Bedroom Two

13' 1" x 11' 2" ( 3.99m x 3.40m )

### Bedroom Three

9' 6" x 9' 6" ( 2.90m x 2.90m )

### Bathroom

7' 3" x 6' 7" ( 2.21m x 2.01m )

## Second Floor

### Bedroom Four

20' 11" max x 19' 4" max ( 6.38m max x  
5.89m max )

### En-Suite

8' 11" x 5' 11" ( 2.72m x 1.80m )

### Home Office

14' 9" x 8' 11" max ( 4.50m x 2.72m max )















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RBY107787](https://www.connells.co.uk/Property/RBY107787)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY107787 - 0003