



**Connells**  
connells.co.uk 0798 579 889  
FOR SALE

**Connells**

Near Birch Road  
Houlton Rugby

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Houlton Rugby CV23 1DX

for sale offers over  
**£350,000**



### 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.



## 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

2' 11" x 2' 9" ( 0.89m x 0.84m )

## 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, Panelled 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.

## Cloakroom

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

## Entrance Hall

Amtico flooring, understairs storage

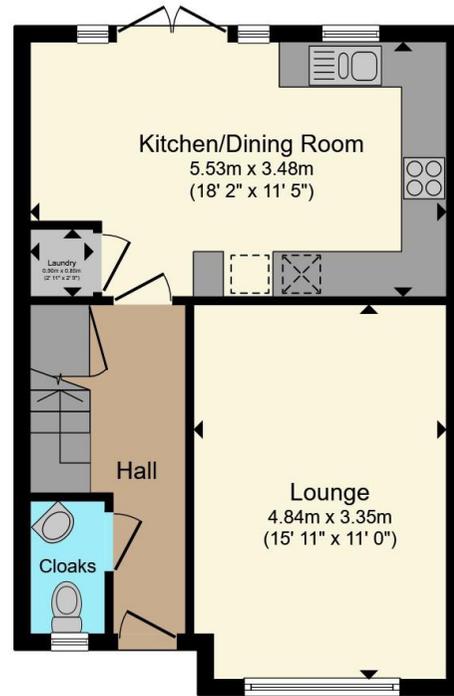
## Front

Driveway parking for two cars

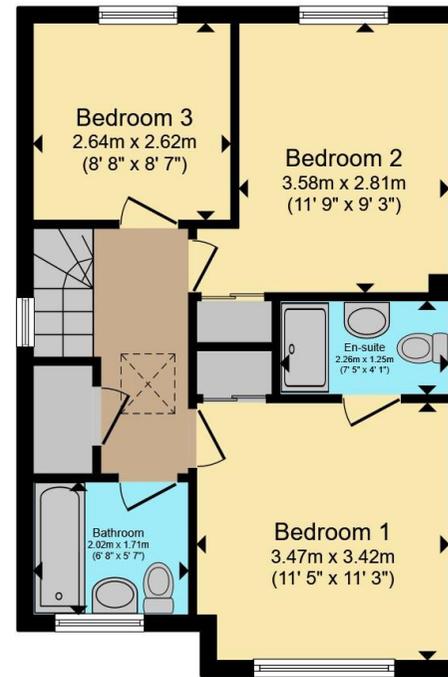








**Ground Floor**



**First Floor**

Total floor area 90.8 m<sup>2</sup> (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](http://www.propertybox.io)



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25 Regent Street  
RUGBY CV21 2PE

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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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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