



20 Maxwell Road

Houlton, Rugby, Warwickshire, CV23 1AH

Guide Price £325,000

Beautifully Presented Three-Bedroom SEMI-DETACHED HOME overlooking attractive GREEN SPACE in the heart of popular HOULTON. Offering MOVE-IN READY accommodation, OPEN-PLAN KITCHEN/DINING ROOM, GARAGE & DRIVEWAY PARKING, ENCLOSED REAR GARDEN and excellent access to THE TUNING FORK, THE PADDLE, DAVID LLOYD, SCHOOLING, PARKS and TRANSPORT LINKS.



Property Features

- Modern Semi-Detached Property
- Three Bedrooms
- Entrance Hallway & Guest WC
- Family Lounge with Bay Window
- Family Bathroom
- Landscaped Rear Garden with Decked Seating Area
- Driveway & Garage for Parking
- Quality Kitchen & Appliances

Full Description

Situated in a prime position overlooking attractive open green space within the highly sought-after Houlton development, this beautifully presented three-bedroom semi-detached home offers stylish, modern accommodation ideally suited to first-time buyers, professional couples and growing families alike.

Well maintained and neutrally decorated throughout, the property is ready for immediate occupation, allowing prospective purchasers to simply move in and enjoy everything this thriving community has to offer.

The property occupies a pleasant plot with a tandem driveway and single garage providing ample off-road parking, whilst to the rear is a fully enclosed garden featuring a lawned area, patio and decked seating space, creating the perfect setting for outdoor dining, entertaining

and family enjoyment.

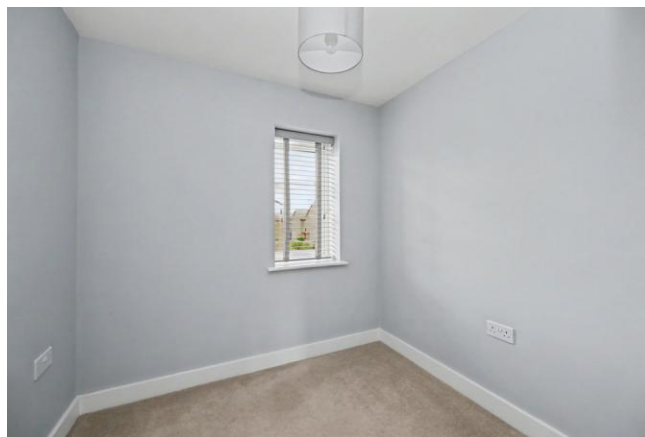
The accommodation comprises a welcoming entrance hallway, guest cloakroom and a spacious lounge positioned to the front of the property, enjoying attractive views over the green through a feature bay window. To the rear, the open-plan kitchen/dining room provides an excellent social space, fitted with a range of modern units, ample worktop space and room for dining furniture. French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary four-piece family bathroom. The principal bedroom and bedroom two both benefit from fitted storage, whilst the principal bedroom also enjoys Jack-and-Jill access to the bathroom.

Further benefits include gas central heating, double glazing and a high standard of presentation throughout, making this an ideal turnkey home for buyers seeking modern living in a desirable location.

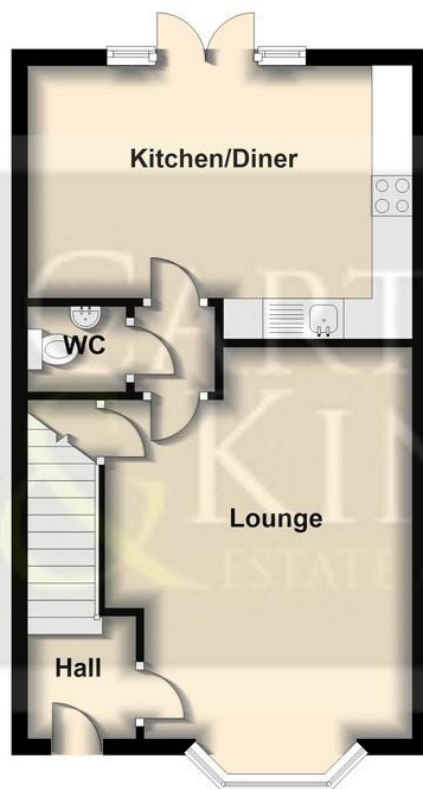
Houlton has quickly established itself as one of Rugby's most popular residential communities, offering an exceptional range of amenities within easy walking distance. Residents can enjoy highly regarded restaurants including The Tuning Fork and The Paddle, a Co-op convenience store, David Lloyd Health Club & Spa, parks, playing fields and excellent schooling for all ages. The development also benefits from a strong sense of community and a variety of





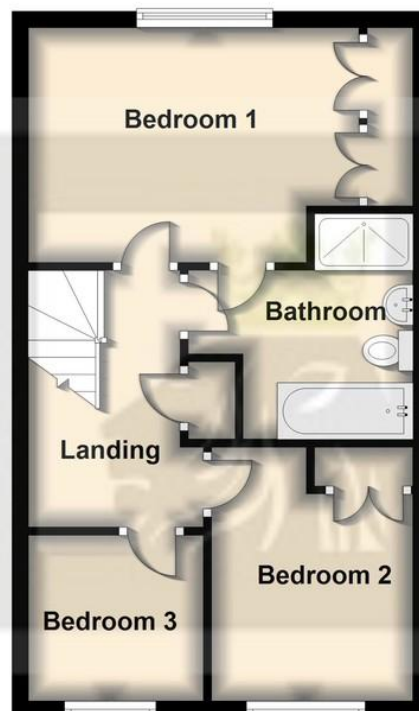
Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 sq. feet)

Dimension Approximate For Display Purposes Only Plan Created By The Energy Assessment Company
TheEnergyAssessmentCompany@Gmail.com www.facebook.com/TheEnergyAssessmentCompany
Plan produced using PlanUp.

Maxwell Road, Rugby



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.