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## 7 East View Close Houlton, Rugby, CV23 1DQ

Houlton, Rugby – Stylish Three Bedroom, Semi-Detached Home, with LANDSCAPED GARDEN & TIMBER GARDEN ROOM/HOME OFFICE.

Located within the highly regarded and sought-after Houlton development in Rugby, this beautifully presented three-bedroom semi-detached home offers contemporary living in an upmarket residential setting, perfectly positioned for local amenities, transport links and well-regarded schooling.

This modern property enjoys driveway parking for two vehicles to the front and opens into a welcoming entrance hall, creating an immediate sense of space and quality. A convenient guest WC serves the ground floor.

The heart of the home is the stylish fitted kitchen diner, offering modern cabinetry, integrated appliances and ample space for dining and entertaining. To the rear, a full-width lounge

**Guide price £340,000**



# 7 East View Close

## Houlton, Rugby, CV23 1DQ



- Modern three-bedroom semi-detached home in the highly sought-after Houlton development
- Contemporary fitted kitchen diner ideal for family living and entertaining
- Fully powered timber garden room – perfect for home office
- Excellent location close to local shops, amenities, transport links and Rugby railway station
- Driveway providing off-road parking for two vehicles
- Full-width lounge with double doors opening onto the rear garden
- Principal bedroom with modern en-suite shower room
- Welcoming entrance hall with guest WC
- Beautifully landscaped rear garden with artificial lawn and composite decking
- Stylish family bathroom serving two further well-proportioned bedrooms

### Entrance Hallway

16'6" x 2'11" (5.04 x 0.89)

### Bedroom Two

9'4" x 7'11" (2.87 x 2.42)

### Kitchen/Diner

15'1" x 7'8" (4.60 x 2.35)

### Bedroom Three

8'3" x 6'2" (2.53 x 1.89)

### Lounge

14'9" x 10'10" (4.50 x 3.31)

### Bathroom

6'5" x 5'5" (1.96 x 1.66)

### Guest WC

5'5" x 2'8" (1.66 x 0.82)

### Garden Room

9'10" x 6'2" (3.00 x 1.90)

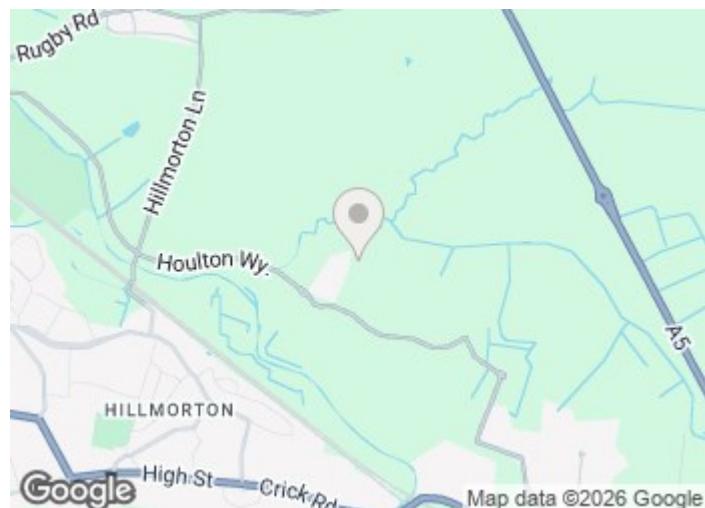
### Utility Cupboard

### Bedroom One

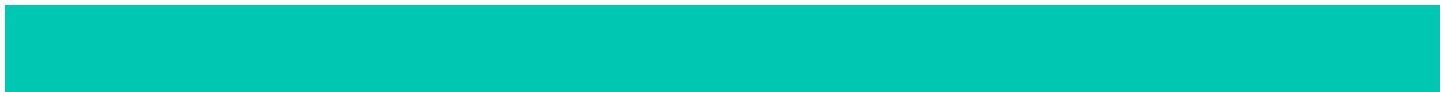
10'6" x 7'11" (3.21 x 2.42)

### En-Suite

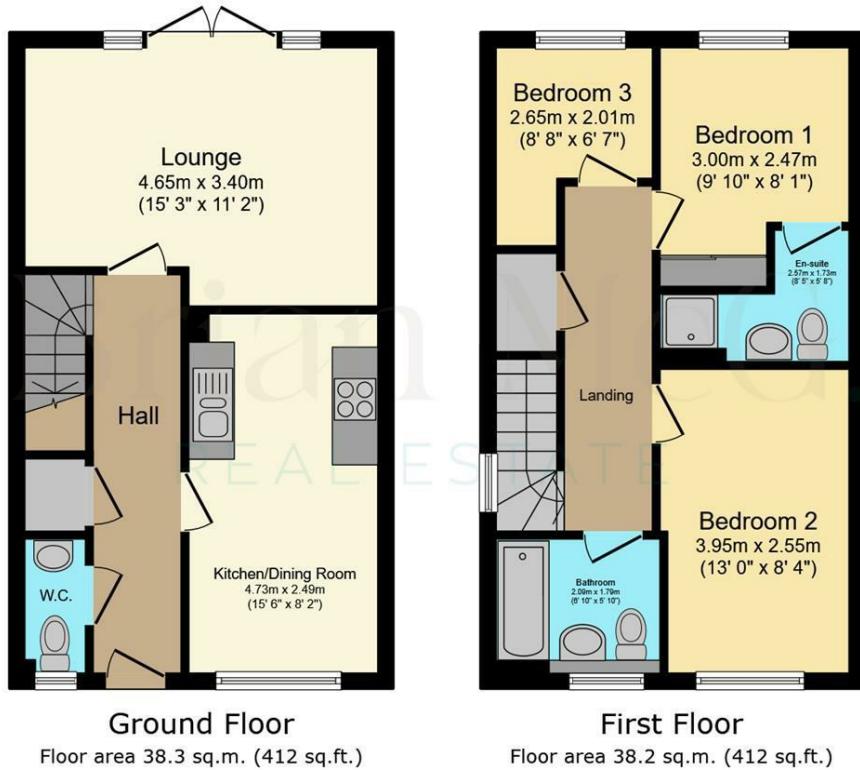
7'11" x 5'4" (2.42 x 1.63)



### Directions



## Floor Plan



**Total floor area: 76.5 sq.m. (824 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		96	
(81-91) B		83	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	