



Connells

Chatton Close
Houlton Rugby

Chatton Close Houlton Rugby CV23 1FW

for sale offers in excess of
£580,000



Property Description

EXCEPTIONAL DETACHED FAMILY HOME

Connells are delighted to offer the opportunity to acquire this remarkable four bedroom family home on Chatton Close, in Houlton, Rugby. Built by Mulberry Homes, Chatton Close in brief comprises of; entrance hall, downstairs cloakroom, generous lounge, open plan kitchen/diner, utility room, four spacious bedrooms with two en suites to bedrooms one and two, plus a family bathroom. Externally, there is a low maintenance landscaped rear garden, garage, driveway for approximately two vehicles, plus an EV charging point. This property also benefits from gas central heating, double glazing and a unique turret. Plus 1956 sqft of accommodation.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops,

restaurants, bars and coffee shops.

Don't miss out and call us on 01788 579880 to arrange your exclusive viewing!

Approach

The property is well set back from the road, well positioned on a quiet cul de sac and benefits from a private driveway. With lawn to the front, a pathway, the main entrance door leads onto;

Entrance

A welcoming entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

With low level WC and wash hand basin.

Dining Room/Study

A versatile second reception room featuring a bay window to the side and window to the front aspect.

Lounge

A generous family lounge featuring a bespoke media wall, double doors leading to the rear garden, and window to the front aspect.

Kitchen/Diner

A modern open plan kitchen/diner featuring a range off and mount base units, with integrated appliances including a double oven, five ring gas hob and extractor fan, fridge freezer, dish washer, and wine cooler. There is also a built in understairs storage

cupboard, double doors leading to the garden and window to the side aspect.

Utility Room

Utility room off the kitchen featuring a range of units, space for a washing machine, plus a sink & drain. Door providing rear access.

Landing

The top floor landing leads to the principle bedroom and holds a built in storage cupboard.

Bedroom One

A spacious principle bedroom featuring built in wardrobe with sliding doors, eves storage cupboard, and two windows to the front and rear aspect.

En Suite One

En suite off the principle bedroom with a double walk in shower, low level WC, wash hand basin, heated towel rail, and frosted window to the front aspect.

Landing

First floor landing a built in water tank cupboard, plus an additional built in storage cupboard.

Bedroom Two

Featuring space for a wardrobe and window to the front aspect.

En Suite Two

En suite off bedroom two with a double walk in shower, low level WC, wash hand basin, and frosted window to the rear aspect.

Bedroom Three

Featuring space for a wardrobe and windows to the side aspect.

Bedroom Four

Featuring space for a wardrobe and windows to the front and side aspect.

Family Bathroom

Family bathroom with a built in bath, walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the front aspect.

Rear Of Property

A well maintained, beautiful landscaped rear garden, laid with artificial grass and patio area. The garden also benefits from a brick wall allowing for privacy, and lovely open views.

Garage

A bigger than average single garage currently used as a gym, with a new electric door, light & power.

Parking

This property comes with allocated off road parking for approximately two vehicles not including the garage. There is also an EV charging point.

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.





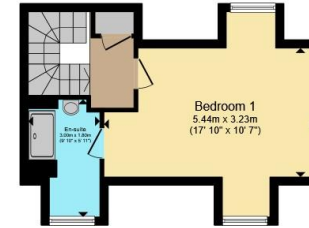




Ground Floor



First Floor



Second Floor



Garage

Total floor area 181.7 m² (1,956 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108246



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.

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