



Connells

Caradon Way
Houlton Rugby



Property Description

This beautifully maintained and generously sized semi-detached home offers modern, stylish living across two well-designed floors. Located in the ever-popular Houlton development in Rugby, the property sits on a generous plot with a driveway and side garage providing excellent off-road parking, plus a private enclosed rear garden—perfect for relaxing or entertaining.

Inside, the home boasts a thoughtfully planned layout. The ground floor features a spacious lounge filled with natural light, and a modern kitchen/dining room and guest W/C. French doors open directly onto the rear garden, creating a seamless indoor–outdoor flow perfect for entertaining and everyday family life.

The first floor offers two generously sized double bedrooms, along with a sleek, contemporary family bathroom. Immaculately presented throughout, the home is further enhanced by double glazing and gas central heating, making it an excellent choice for first-time buyers, young families, or downsizers seeking comfort and convenience.

Houlton itself is a thriving and highly regarded community, offering a fantastic array of amenities including a popular restaurant, beautifully designed green spaces, and excellent schooling for all ages. The area provides superb transport connectivity, with convenient bus routes, easy access to the M1, M6, and M45 motorway networks, and Rugby train station just a ten-minute drive away—offering direct services to London Euston.



Lounge

To front. Carpet. Access to Kitchen and understairs area.

Kitchen/Diner

To rear. Wood effect vinyl flooring, selection of wall and base units, integrated washer drier, dishwasher, gas hob, electric oven, fridge freezer, extractor, one and half sink and boiler. Patio doors to rear garden.

Cloakroom

W/C, wood effect vinyl flooring, sink and window to side

Landing

Window to side and loft access.

Bedroom 1

To front. Carpet and thermostat for dual control heating

Bedroom 2

To rear. Carpet and storage cupboard.

Bathroom

To rear. Tile effect vinyl flooring, tiled walls, bath with shower over, W/C, sink, heated towel rail and extractor.

Rear Garden

Patio, raised lawn area, fence borders and side access.

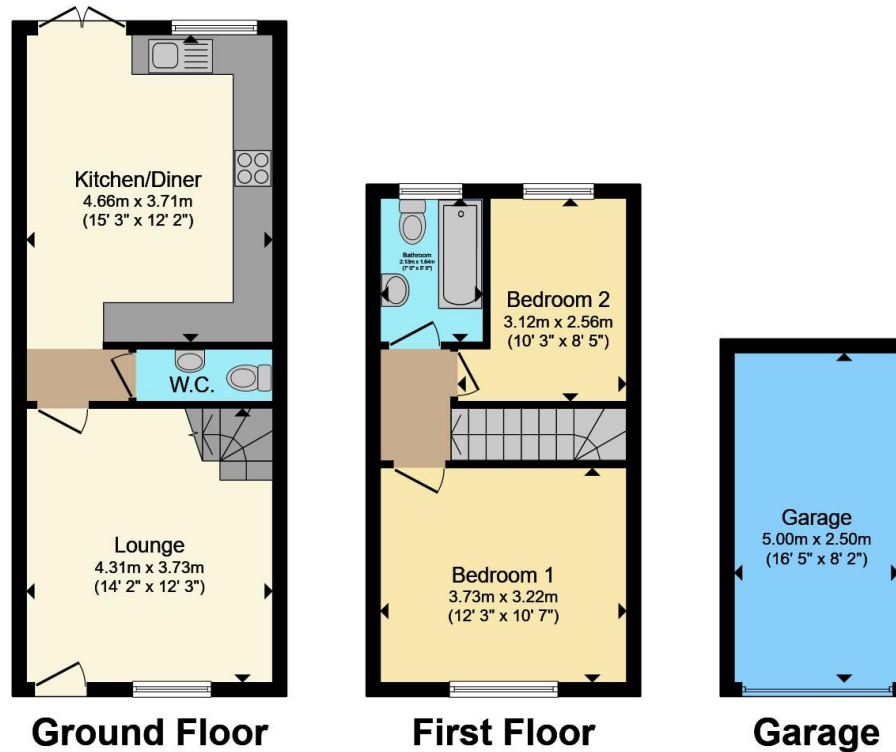
To Side

Driveway and garage.









Total floor area 76.5 m² (824 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



To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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