



37 GREAT BROOK GROUND Guide Price £399,950 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1DR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached property built in 2022 by Redrow Homes to their Warwick design and is located on the sought after residential development of Houlton, Rugby. The property benefits from having the remaining NHBC certificate and is of standard brick built construction with a tiled roof and has all mains services connected.

Houlton boasts excellent local schooling to include The Old Station Nursery and St Gabriel's Academy and there are a range of additional amenities and facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket, public open spaces and nature walks.

Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston within the hour. There is also easy access to the A5, A14, M1 and M6 road and motorway networks, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, has useful under stairs storage cupboard and doors off to a part tiled ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin. There is a lounge and kitchen/dining room fitted with a range of Siemens integrated appliances to include a grill/micro oven with further oven below, an induction hob with extractor over, dishwasher and an integrated fridge and freezer. Within the kitchen area, there is a vertical radiator and a utility cupboard with plumbing for an automatic washing machine with space for tumble dryer above. Patio doors with windows either side give direct access to the rear garden.

To the first floor, the landing has doors off to the master bedroom which benefits from fitted wardrobe space and part tiled en-suite facilities to include a double shower enclosure, low level w.c., wash hand basin, electric shaving point and heated towel rail. There are two further well-proportioned bedrooms, with bedroom two having fitted wardrobes. Bedrooms are serviced by the family bathroom fitted with a panelled bath with shower and screen over, low level w.c., wash hand basin, electric shaving point and heated towel rail.

The property benefits from gas fired central heating to radiators and is Upvc double glazed throughout.

Externally, to the front is a driveway providing off road parking and leads to the detached brick built garage, with power and lighting connected and eaves storage. The enclosed rear garden is predominantly laid to lawn with plantation borders and has a patio area to the immediate rear with gated pedestrian access to the driveway and frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 99 m² (1065 ft²).

Estate Charge: £376.99 per annum.

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1650 pcm approx.
What3Words: ///heartache.draining.display

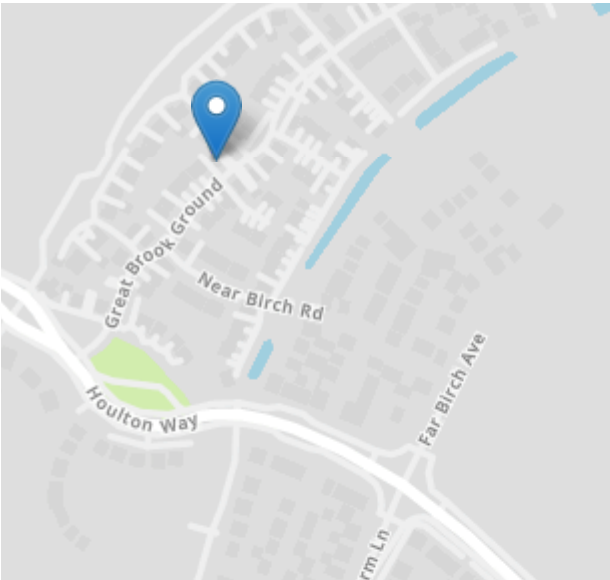
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

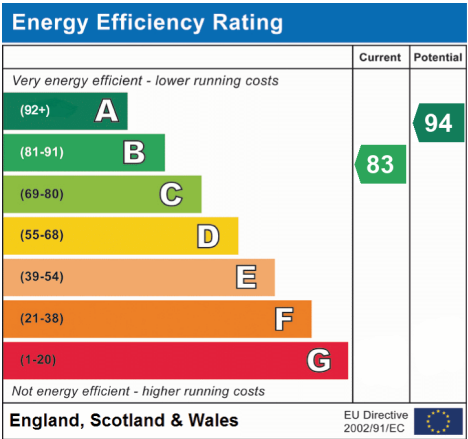
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- Sought After Residential Location
- A Modern Three Bedroom Detached Property
- Lounge, Kitchen/Dining Room with Integrated Appliances and Utility Cupboard
- Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom
- Ground Floor Cloakroom/W.C., En-Suite to Master Bedroom and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing Throughout
- Enclosed Rear Garden, Detached Garage and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment
- Remaining NHBC Certificate



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 9" x 7' 1" (4.50m x 2.16m)

Ground Floor Cloakroom/W.C.

5' 6" x 3' 2" (1.68m x 0.97m)

Lounge

15' 4" x 11' 6" (4.67m x 3.51m)

Kitchen/Dining Room

18' 10" x 12' 1" (5.74m x 3.68m)

First Floor

Landing

7' 0" x 6' 9" (2.13m x 2.06m)

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

En-Suite Shower Room

8' 5" x 4' 1" (2.57m x 1.24m)

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)

Bedroom Three

11' 7" x 7' 1" (3.53m x 2.16m)

Family Bathroom

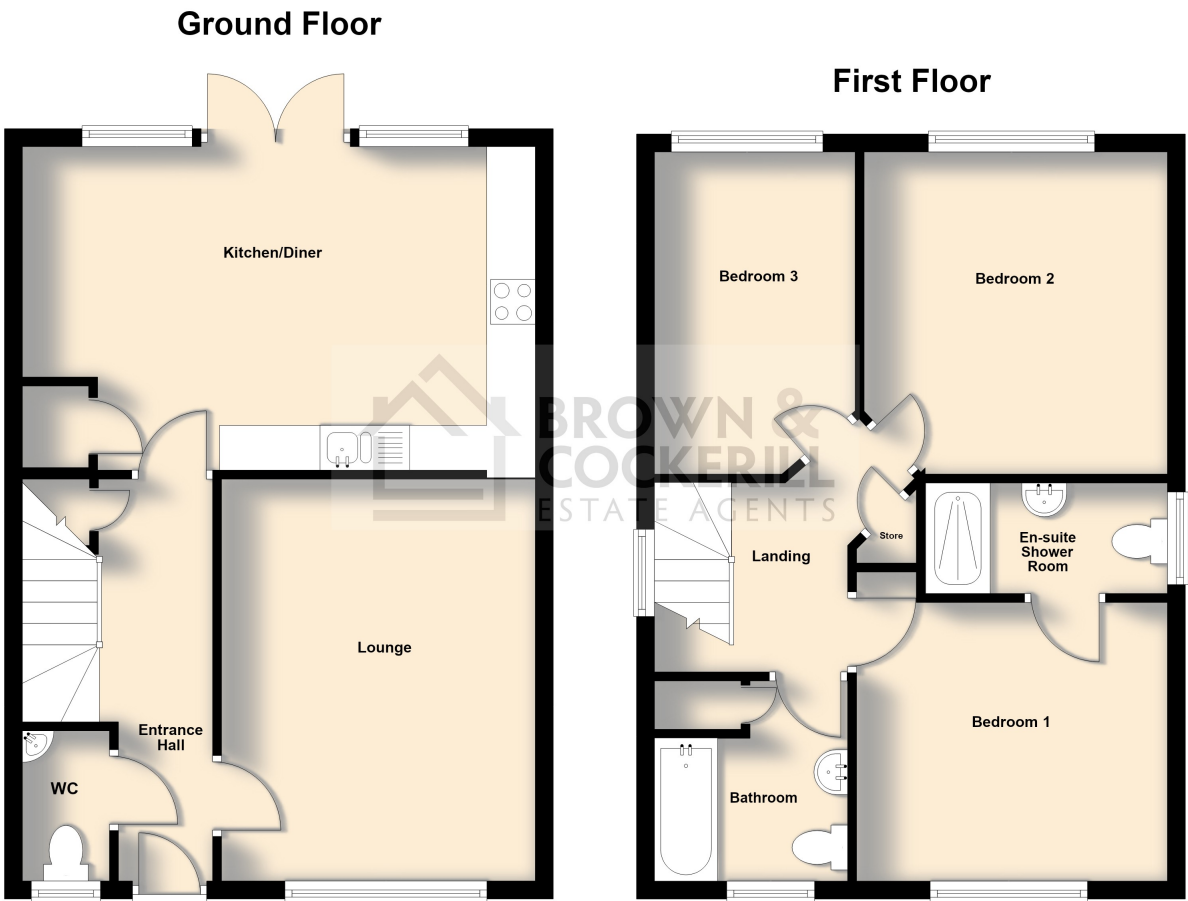
8' 7" x 6' 8" (2.62m x 2.03m)

Externally

Detached Garage

19' 9" x 11' 4" (6.02m x 3.45m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.