



8 HUGHES DRIVE

HOULTON
RUGBY
WARWICKSHIRE
CV23 1AF

£419,995 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached family home built by Davidsons Homes in 2018 to their 'Lincoln' design and benefits from the remainder of the NHBC warranty. The property is of standard brick built construction with a tiled roof.

Situated in the highly sought after Houlton development and within walking distance of The Old Station Nursery and St Gabriel's Academy, 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.

There is convenient commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a ground floor cloakroom/w.c. fitted with a pedestal wash hand basin and low level w.c. The lounge has a feature fireplace with inset fire and a feature bay window. The modern kitchen/dining room/family room has integrated appliances, double doors opening onto the rear garden and a separate utility room with space and plumbing for appliances.

To the first floor, the landing gives access to boarded loft space with ladder and lighting and has doors off to the master bedroom which has built in wardrobes and an en-suite shower room fitted with a three piece white suite to include a double shower cubicle, vanity unit with inset wash hand basin and low level w.c. There are three further well proportioned bedrooms and a part tiled family bathroom fitted with a modern three piece white suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, the is a tarmacadam driveway to the front which provides off road parking with an electric vehicle charging point and allows access to the single garage with up and over door and power and lighting connected. The west facing rear garden is predominantly laid to artificial lawn with fencing to the boundary. There is a paved patio and additional decked seating area providing an ideal al-fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment.

There is an Estate Management Charge of £31.41.

Gross Internal Area: approx. 108 m² (1163 ft²).

AGENTS NOTES

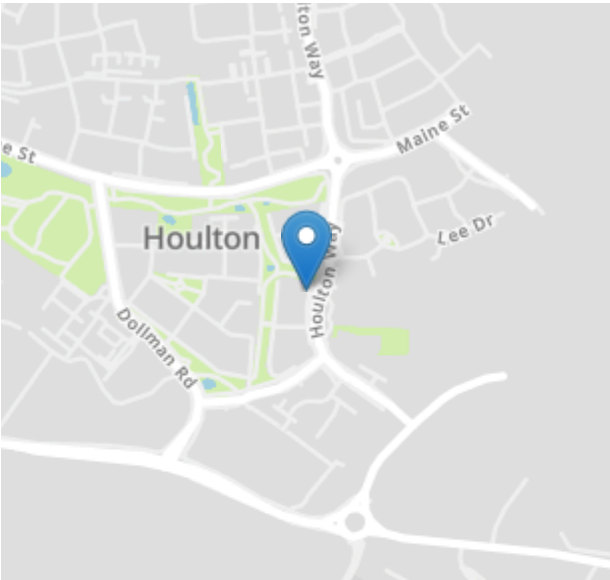
Council Tax Band 'E'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///exhaling.pyramid.nobody

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

- **A Modern Four Bedroom Detached Family Home in Popular Residential Location**
- **Lounge with Feature Fireplace and Bay Window**
- **Modern Kitchen/Dining Room/Family Room with Built in Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom and En-Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	84	94	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC
			

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 5" x 4' 5" (4.39m x 1.35m)

Lounge

16' 10" x 11' 3" (5.13m x 3.43m) excluding bay window

Kitchen/Dining Room/Family Room

19' 5" x 12' 7" (5.92m x 3.84m)

Utility Room

5' 6" x 4' 3" (1.68m x 1.30m)

Ground Floor Cloakroom/W.C.

6' 8" x 3' 0" (2.03m x 0.91m)

First Floor

Bedroom One

12' 6" x 9' 4" (3.81m x 2.84m) to wardrobes

En-Suite Shower Room

7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.54m)

Bedroom Three

10' 7" x 7' 5" (3.23m x 2.26m)

Bedroom Four

9' 9" x 8' 7" maximum (2.97m x 2.62m maximum)

Family Bathroom

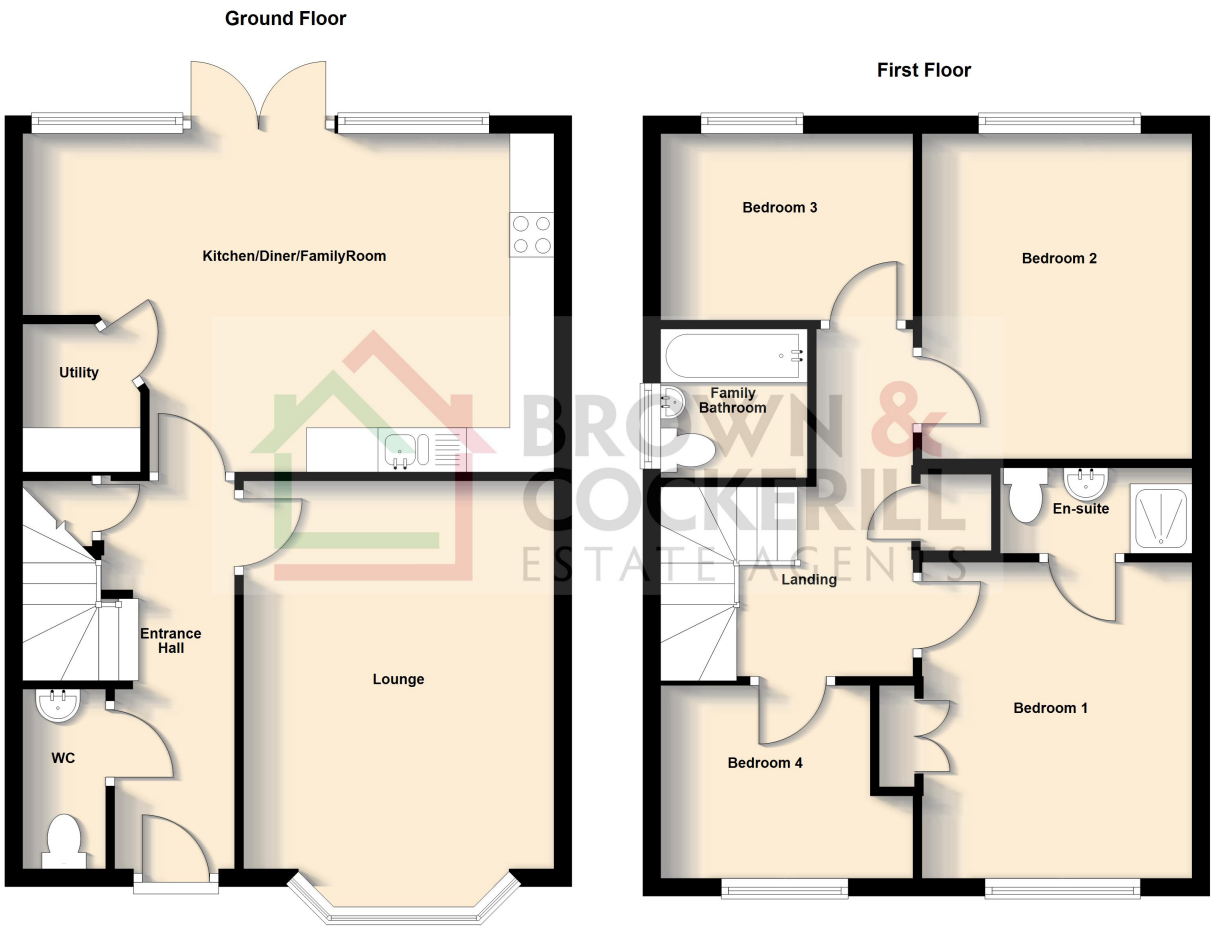
6' 6" x 6' 2" (1.98m x 1.88m)

Externally

Garage

17' 3" x 9' 0" (5.26m x 2.74m)

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.