



Stonegrave, Rugby, CV23 0AB



GUILD HOUSE
Estate Agents



An impressive townhouse The Drayton, built by David Wilson Homes, set across three floors, with four double bedrooms, a fully fitted kitchen and family lounge, in the ever popular Houlton development. Beautifully decorated and maintained with 9 years remaining NHBC and two year appliance warranty. A terrific family home with antico flooring and aftermarket high quality fitted wardrobes in every room.

The property is situated directly off Station Avenue and sits on a corner plot, with a walled rear garden and 2 car parking spaces.

On the ground floor there is a good size fitted kitchen with integrated dishwasher, fridge freezer, gas hob and electric oven, the kitchen is a 'Shaker' style in a striking petrol blue colour with black bronzed handles and down lighters inset under the wall units, finished with a contemporary dark marbled stone effect worktop. There is plenty of space for a family dining table and chairs and windows on two aspects, letting in lots of natural daylight. There is a spacious family lounge with patio doors leading out to the rear garden, and the ground floor W.C. and a cupboard with plumbing for the washing machine.

The bedrooms are set across the first and second floor with two double rooms on each landing. The main bedroom features a double bank of high

bedrooms three and four have built in double wardrobes and also a dedicated desk space with overhead cupboards. The family bathroom includes a bath with overhead shower on the second floor.

Houlton is a popular residential development, just outside Rugby, Warwickshire, it benefits from the Tuning Fork Restaurant, a local Co-op and St. Gabriel's Academy, with more amenities planning including a G.P. Practice and a new Parkway Station. It has good access to the major road networks and also a mainline railway station at Rugby.

There is an annual Houlton Management fee of Approx. £120.00

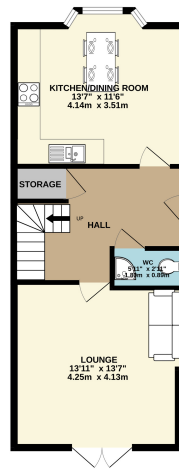


- SUPERB FAMILY HOME IN HOULTON WITH FOUR DOUBLE BEDROOMS
- NINE YEARS NHBC REMAINING THE DRAYTON BUILT BY DAVID WILSON HOMES
- SEMI-DETACHED TOWN HOUSE SET ACROSS THREE FLOORS
- ALL DOUBLE BEDROOMS HAVE HIGH QUALITY FITTED WARDROBES
- BEAUTIFUL SHAKER STYLE KITCHEN HAS FITTED

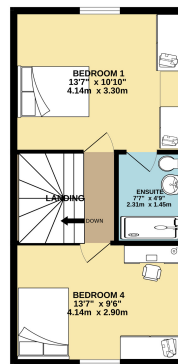
- HIGH QUALITY AMTICO FLOORING AND CARPETS, VERY WELL MAINTAINED THROUGHOUT
- LOCATED AT THE EVER POPULAR HOULTON WITH ALL ITS GREAT AMENITIES
- CLOSE TO ALL MAJOR ROAD NETWORKS AND RAIL LINKS TO LONDON



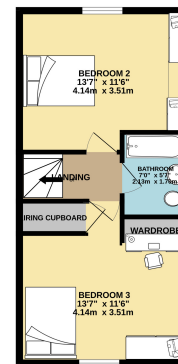
GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms etc. are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan (2020)

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