



Kemp Drive, Houlton, Rugby, CV23 1EA



GUILD HOUSE
Estate Agents

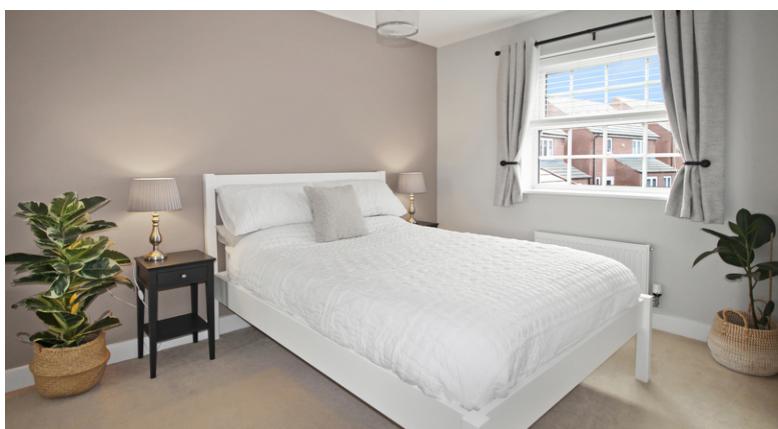


Guild House estate agents are delighted to offer for sale this outstanding 4 bedroom detached property situated in a prime position on the popular Houlton development. Built by Messrs Davidsons Homes in 2021 to their Barnwell design, this property in Houlton is perfectly positioned for easy access into Hillmorton and Crick villages, Rugby and Daventry town centres are a short drive away and you are only a few minutes from major commuter network motorway links such as M1/M6/A5. The growing development benefits from a health centre, childrens playground, supermarket, established primary and secondary schools, and of course the ever popular 'Tuning Fork' restaurant is on your doorstep.

This immaculate detached family home offers spacious living accommodation throughout with everything you would expect from a 5 year old property alongside stylish and tasteful decor in every room. There are two separate reception rooms, a spacious lounge with open views to the front aspect and the other used as a home office, a stunning lifestyle kitchen/family room spans the full width of the property with doors onto the garden. The fitted kitchen benefits from integrated appliances and a handy breakfast bar in addition to having plenty of space for a good sized dining table and chairs and lovely snug area. Completing the ground floor is a handy utility and cloakroom/w.c. To the first floor the well proportioned master bedroom boasts 'on trend' panelling, a fully fitted dressing area and spacious en suite, there are three further double bedrooms, two of which also have built in wardrobes and a spacious family bathroom with separate shower. Internally the property further benefits from upvc double glazing, gas central heating and boarded loft with pull down ladder.

Externally this property doesn't disappoint! A landscaped rear garden mainly laid to lawn and fully enclosed. Thoughtful planting of trees ensure that the garden will provide maximum privacy as it matures. There's a paved patio area with pergola over, perfect for outdoor entertaining. There's a personal door into the garage and a secure side gate leading to the driveway where there is ample parking for 3 cars and an EV charging point.

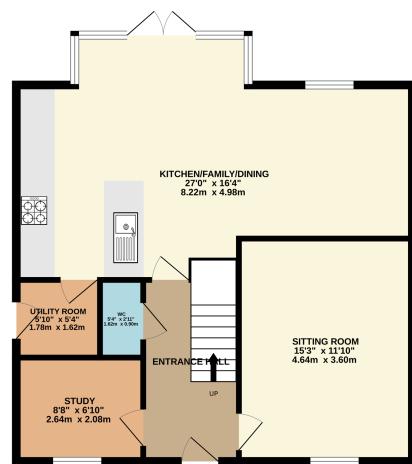
This property must be viewed to be fully appreciated.



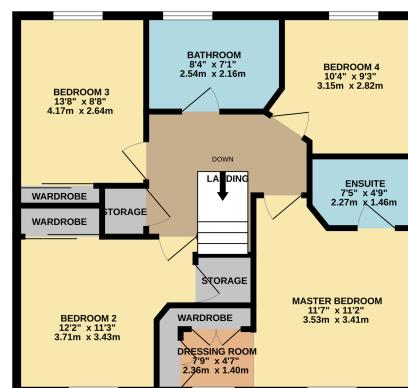
- IMPRESSIVE DETACHED FAMILY HOME
- HOULTON DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE & DRESSING AREA WITH BUILT IN WARDROBES
- FAMILY BATHROOM WITH SEPARATE SHOWER
- STUNNING LIFESTYLE KITCHEN/FAMILY ROOM
- LANDSCAPED REAR GARDEN
- OFFICE
- UTILITY AND GROUND FLOOR W.C
- GARAGE & DRIVEWAY WITH EV CHARGING POINT
- EPC - B



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixtures and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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