



27 TOLSFORD ROAD

£489,950 Freehold

HOULTON
RUGBY
CV23 1BG



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom detached family home built in 2023 by Morris Homes and benefits from the remaining NHBC certificate. The property is located on the popular residential development of Houlton and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is within walking distance of The Old Station Nursery and there is further excellent schooling for all ages. Houlton boasts a range of additional facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket and there are local parks, nature walks and nearby allotments to enjoy.

There is convenient access to the surrounding M11/M6/A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with useful under stairs storage cupboard and stairs rising to the first floor landing. The ground floor cloakroom/w.c. is fitted with a low level w.c. and wash hand basin. The spacious lounge has a window to the front elevation and a further obscure window to the side providing ample natural light. There is a fitted family/kitchen/diner with bi-fold doors to the rear garden and four Velux skylights making it an idea entertaining space. The kitchen area has a range of appliances to include a four ring Neff gas hob with extractor over inset into the work surface, a built in Neff grill and oven, fridge, freezer and dishwasher and there is a central island with seating. The separate utility room has a stainless steel sink and drainer with mixer tap over; space and plumbing for an automatic washing machine and space for tumble dryer. There is a cupboard housing the gas fired combination central heating boiler and a pedestrian door opening onto the driveway to the side of the property.

To the first floor, the landing has doors off to the master bedroom which has fitted wardrobes and a door through to the part tiled en-suite shower room fitted with a shower enclosure, low level w.c., wash hand basin and tiled flooring. Bedroom two has a useful fitted cupboard and there are two further well proportioned bedrooms. The modern part tiled family bathroom is fitted with a panelled bath with shower and screen over; low level w.c., wash hand basin, extractor, tiled flooring and spotlights to the ceiling.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, the stoned fore garden has a block paved driveway to the side which provides off road parking and leads to the detached garage. The garage has an up-and-over door with a further pedestrian door giving access to the rear garden and benefits from power and lighting being connected. The enclosed rear garden has a side pedestrian gate giving access to the frontage and is predominantly laid to lawn with a patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 127 m² (1367 ft²).

Estate Charge: £31.41 per month.

AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1800 pcm approx.

What3Words: ///peanut.revisits.nursery

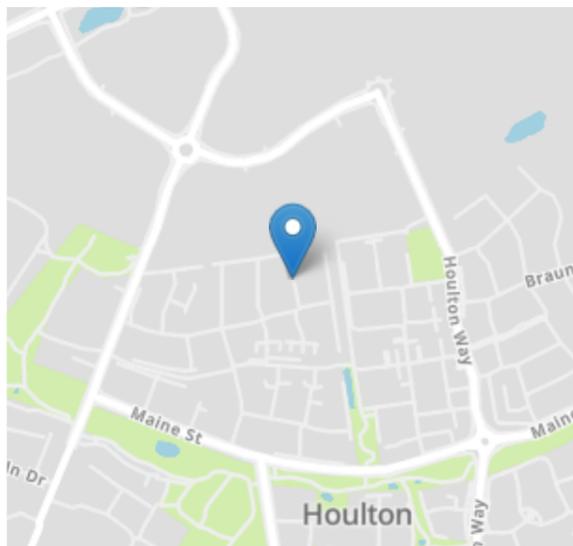
MORTGAGE & LEGAL ADVICE

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**
- **Popular Residential Location**
- **Spacious Lounge Providing Ample Natural Light**
- **Fitted Family/Kitchen/Diner with Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C., En-suite to Master Bedroom and Further Family Bathroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing Highly Recommended and Remaining NHBC Certificate**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(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 6' 4" (4.39m x 1.93m)

Lounge

17' 9" x 11' 2" (5.41m x 3.40m)

Family/Kitchen/Diner

24' 2" x 13' 11" (7.37m x 4.24m)

Utility Room

9' 2" x 5' 8" (2.79m x 1.73m)

Ground Floor Cloakroom/W.C.

5' 7" x 4' 7" (1.70m x 1.40m)

First Floor

Landing

9' 11" x 2' 10" (3.02m x 0.86m)

Bedroom One

16' 0" maximum x 11' 5" (4.88m maximum x 3.48m)

En-Suite Shower Room

7' 10" x 4' 3" (2.39m x 1.30m)

Bedroom Two

12' 7" x 10' 2" (3.84m x 3.10m)

Bedroom Three

9' 2" x 8' 5" (2.79m x 2.57m)

Bedroom Four

9' 4" x 7' 11" (2.84m x 2.41m)

Family Bathroom

7' 2" x 5' 11" (2.18m x 1.80m)

Externally

Garage

19' 5" x 10' 1" (5.92m x 3.07m)

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.