



## PLOT 55 THE BRAMCOTE

UP TO £15,747 OF STAMP DUTY PAID £514,950 Freehold

HOULTON  
RUGBY  
WARWICKSHIRE  
CV23 1EZ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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





DESCRIPTION

STAMP DUTY PAID UP TO THE VALUE OF £15,747!

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom link detached property with a study, with accommodation set over three floors and located on the sought after Houlton development. The property is newly built by William Davis to "The Bramcote" design and is of standard brick built construction with a tiled roof, has all mains services connected and the NHBC certificate.

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 M1/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 three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. fitted with a white suite to include a wash hand basin and low level w.c. The lounge has a bay window to the front elevation. A spacious kitchen/dining/breakfast room provides an ideal entertaining space and has a range of integrated appliances, a box bay window with French doors opening onto the rear garden and benefits from a separate utility room.

To the first floor, the landing has a storage cupboard housing the hot water tank and doors off to bedroom two which has built in wardrobes and benefits from a modern en-suite shower room fitted with a double shower cubicle, wash hand basin, low level w.c. and heated towel rail. There are two further bedrooms and a study serviced by the four piece family bathroom, fitted with a panelled bath, corner shower enclosure, wall hung wash hand basin, low level w.c. and heated towel rail. There is a door off the landing giving access to stairs rising to the second floor.

To the second floor, the master suite has a useful walk-in wardrobe and benefits from a contemporary en-suite shower room fitted with a shower enclosure, double wash hand basin, low level w.c. and heated towel rail.

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

Externally, to the left of the property is a private driveway/car port providing off road parking and leading to the detached garage, with double wooden doors and benefits from power and lighting connected. The rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by brick walls, timber fencing and has a side pedestrian gate giving access to the driveway/car port and garage.

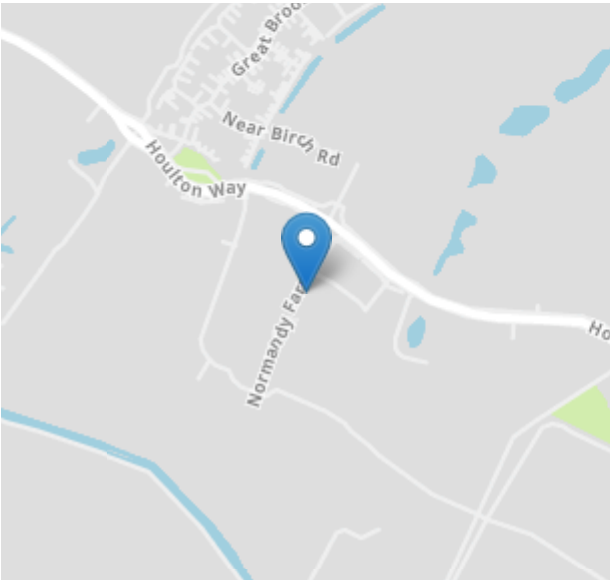
The property build is complete, early viewing is highly recommended to avoid disappointment and there is no onward chain.

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 Four Bedroom Link Detached Property with Study, Set Over Three Floors in Popular Residential Location**
- **Ground Floor Cloakroom/W.C. and Lounge with Bay Window**
- **Open Plan Kitchen/Dining/Breakfast Room with Integrated Appliances and Separate Utility Room**
- **First Floor Family Bathroom with Four Piece Suite and En-Suites to Master Suite and Bedroom Two**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking, Carport and Garage**
- **Early Viewing Highly Recommended, No Onward Chain and NHBC Certificate**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

Ground Floor Cloakroom/W.C.

6' 5" x 3' 0" (1.96m x 0.91m)

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Open Plan Kitchen/Dining/Breakfast Room

19' 7" x 15' 5" excluding bay window (5.97m x 4.70m

excluding bay window)

Utility Room

4' 7" x 4' 6" (1.40m x 1.37m)

First Floor

Landing

Bedroom Two

14' 0" x 10' 6" (4.27m x 3.20m)

En-Suite Two

10' 6" x 4' 10" (3.20m x 1.47m)

Bedroom Three

10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom Four

10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom Five/Study

11' 7" x 8' 10" (3.53m x 2.69m)

Family Bathroom

10' 4" x 6' 10" (3.15m x 2.08m)

Second Floor

Bedroom One

19' 4" x 14' 8" (5.89m x 4.47m)

Walk-In Wardrobe

9' 3" x 7' 6" (2.82m x 2.29m)

En-Suite One

9' 3" x 7' 6" (2.82m x 2.29m)

Externally

Garage

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.