



20 WROUGHTON DRIVE

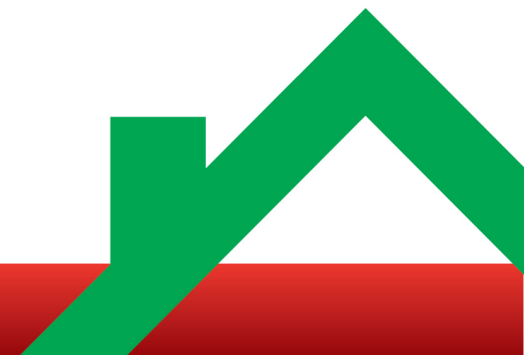
Offers Over £345,000 Freehold

HOULTON  
RUGBY  
WARWICKSHIRE  
CV23 1BB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached executive home built in 2022 by Mssrs Morris Homes to their popular 'Davenham' design and benefitting from the remainder of the 10 year NHBC warranty.

The property is situated in the highly sought after Houlton development which offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

There are a range of local amenities to include the popular 'Tuning Fork' cafe and restaurant, Co-Operative supermarket, St Gabriel's Primary School, Houlton Secondary School, David Lloyd Health Club and numerous pathways and open spaces.

In brief, the accommodation comprises of entrance hall, ground floor cloakroom/w.c., lounge, fitted kitchen with integrated appliances and a dining/family area with double doors opening onto the rear garden.

To the first floor there are three well proportioned bedrooms, en-suite shower room to the master bedroom and a family bathroom fitted with a contemporary white suite.

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

Externally, there is a driveway to the front providing off road parking for up to three vehicles with a covered carport leading to the single garage. There is an enclosed and lawned garden to the rear.

There is an estate charge of approx. £375.00 per annum.

Early viewing is considered essential.

Gross internal area: 88m<sup>2</sup> (947ft<sup>2</sup>)

## AGENTS NOTES

Council Tax Band 'D'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///unfilled.heave.puncture

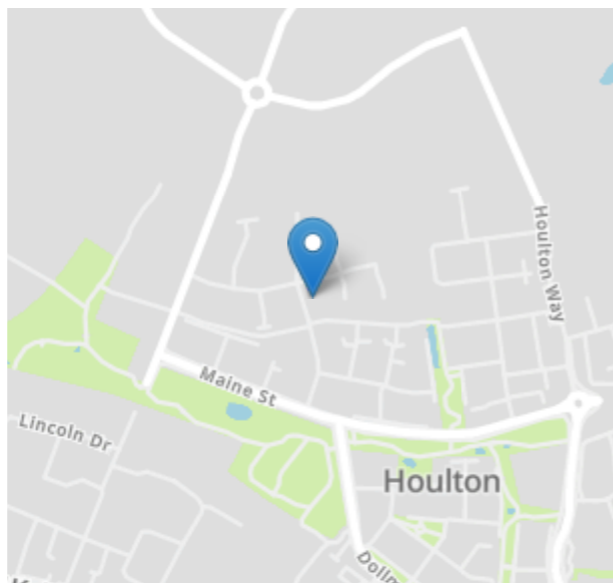
## MORTGAGE & LEGAL ADVICE

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 Three Bedroom Detached Family Home
- Built by Morris Homes in 2022, Remainder of NHBC Warranty
- Ground Floor Cloakroom/W.C., Lounge
- Fitted Kitchen with Appliances, Dining/Family Area
- En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Car Port and Single Garage
- Early Viewing is Considered Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 9" x 4' 1" (3.89m x 1.24m)

#### Cloakroom/W.C.

5' 7" x 3' 9" (1.70m x 1.14m)

#### Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

#### Kitchen/Dining/Family Room

19' 1" x 9' 6" (5.82m x 2.90m)

### First Floor

#### Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

#### En-Suite Shower Room

10' 5" x 2' 11" (3.17m x 0.89m)

#### Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

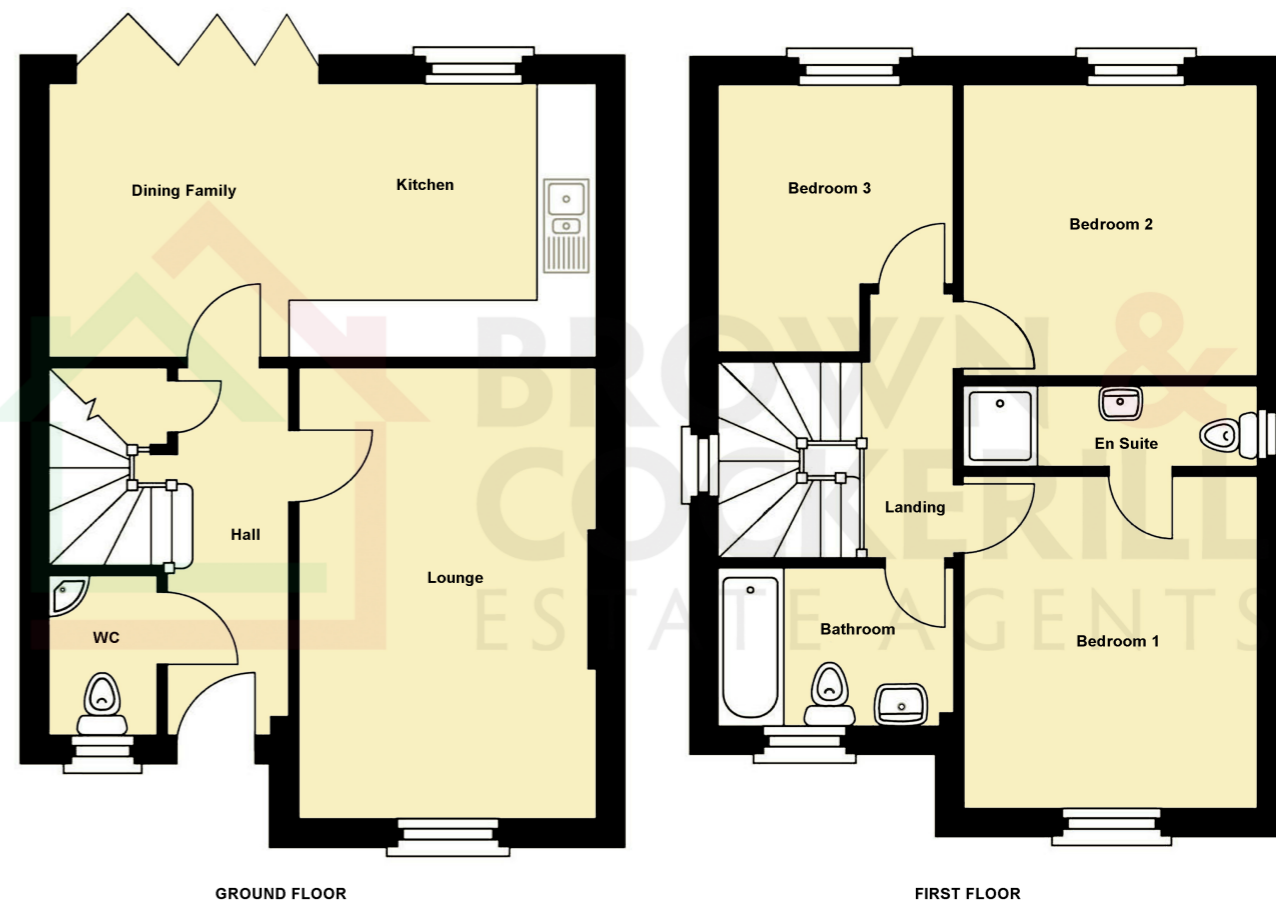
#### Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

#### Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

## 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.