



## 17 PARK VIEW

HOULTON  
RUGBY  
WARWICKSHIRE  
CV23 1EB

**£325,000 Freehold**



## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this well-presented three bedroom semi detached home which occupies an attractive position overlooking open parkland/recreational area and a neighbouring nature walk. Constructed by Urban Civic with sustainability at its core, the property forms part of a small, tucked-away development, offering a sense of space and outlook rarely found.

Houlton continues to grow in popularity thanks to its excellent connectivity and village feel. Hillmorton and Crick are within easy reach, while Rugby and Daventry town centres are just a short drive away. Commuters benefit from convenient access to the M1, M6 and A5, and Rugby railway station provides regular services to London Euston in under an hour. The area also features established primary and secondary schooling, with further amenities including a proposed health centre and children's play areas. Leisure facilities such as the Tuning Fork restaurant and David Lloyd gym are close by.

Built approximately four years ago, the home offers stylish, thoughtfully designed accommodation throughout. The ground floor is arranged in an open-plan layout, creating a bright and adaptable living environment. A cloakroom/W.C. and generous storage cupboard sit off the entrance area, while the main living space blends kitchen, dining and sitting areas seamlessly. The contemporary gloss kitchen is fitted with integrated appliances including a fridge/freezer, washing machine, dishwasher, oven, induction hob and extractor, complemented by quartz work surfaces and a central island. French doors open from the living area onto the rear garden, enhancing the flow of indoor and outdoor space.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom enjoys views towards the park at the front and benefits from a contemporary en-suite shower room. Two further bedrooms provide flexible accommodation. A spacious family bathroom with a modern white suite completes the first floor.

Energy efficiency is a key feature of the home, with a ground source heat pump, radiator heating and uPVC double glazing throughout.

Outside, the enclosed rear garden is predominantly lawned with a paved patio area for seating and entertaining. A secure gate provides access to the rear driveway, offering parking for two vehicles and an EV charging point.

Overall, this is a superb modern home in a thriving and well-connected location. Early viewing is strongly recommended.

Gross internal area: 93m<sup>2</sup> (1001ft<sup>2</sup>)

Construction: Timber Frame with Brick Slip Panels.  
Service/Estate Charge: Approx. £370.00 per annum.

## AGENTS NOTES

Council Tax Band 'C'.

What3Words: //comfort.acrobatic.noises

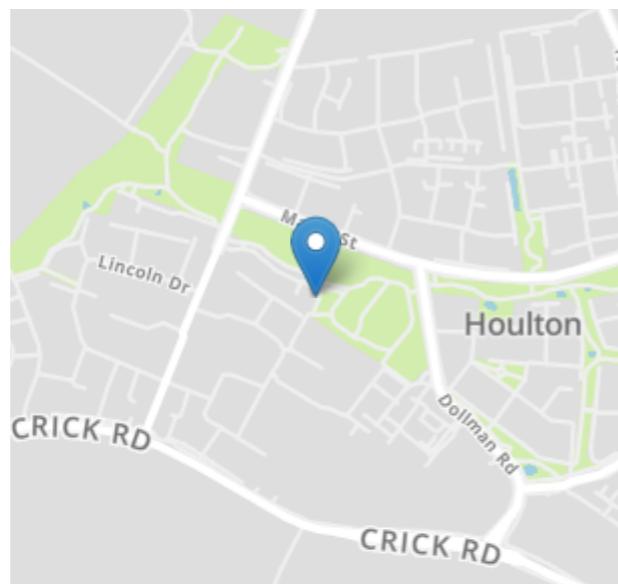
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

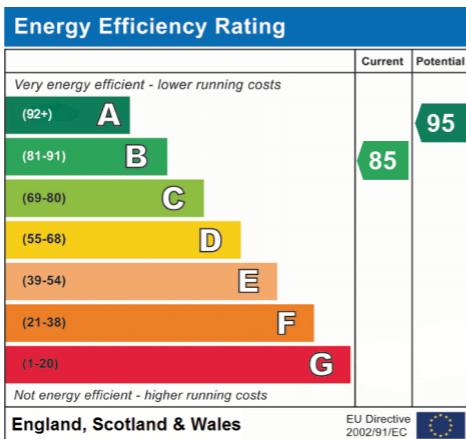
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- A Modern Three Bedroom Semi Detached Home
- Open Plan Living Accommodation
- Entrance Hallway, Ground Floor Cloakroom/W.C.
- En-Suite Shower Room to the Master Bedroom
- Contemporary First Floor Bathroom
- Upvc Double Glazing, Ground Source Heat Pump
- Allocated Parking for Two Vehicles, EV Charger
- Early Viewing is Strongly Recommended



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

6' 2" x 4' 11" (1.88m x 1.50m)

#### Cloakroom/W.C.

5' 4" x 2' 11" (1.63m x 0.89m)

#### Lounge/Dining Room

19' 4" x 15' 4" max. (5.89m x 4.67m max.)

#### Kitchen

13' 1" x 12' 0" max. (3.99m x 3.66m max.)

### First Floor

#### Landing

12' 5" x 7' 3" (3.78m x 2.21m)

#### Bedroom One

11' 10" x 11' 3" max. (3.61m x 3.43m max.)

#### Bedroom Two

14' 2" x 7' 9" (4.32m x 2.36m)

#### Bedroom Three

10' 5" x 8' 7" max. (3.17m x 2.62m max.)

#### Bathroom

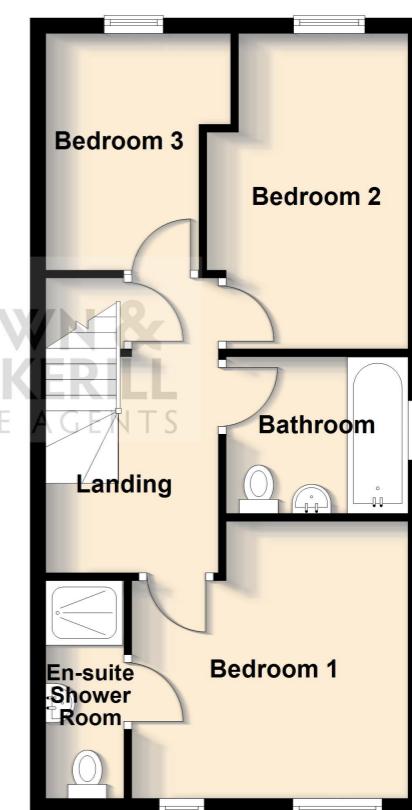
7' 8" x 6' 7" (2.34m x 2.01m)

## FLOOR PLAN

### Ground Floor



### First Floor



## 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.

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