



Muirhead Rise, Houlton, Rugby, CV23 1BE



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 Morris Homes in 2019 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.

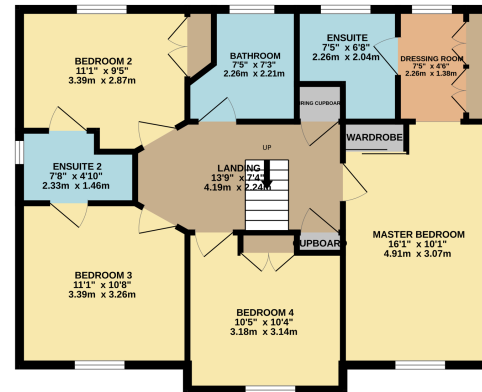
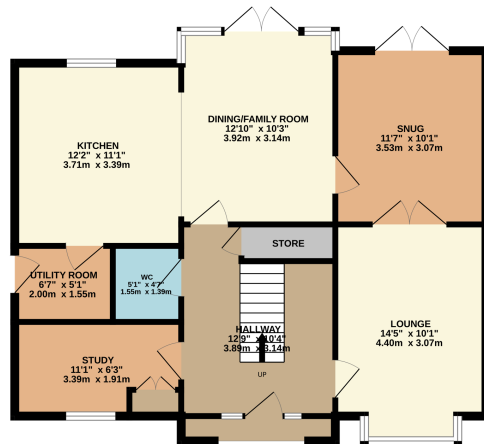
This immaculate detached family home offers deceptively spacious living accommodation throughout, boasting in excess of 2000 SQ FT, with everything you would expect from a 6 year old property but benefiting from an abundance of stylish and tasteful upgrades including built in wardrobes, high specification kitchen appliances, quartz worktops, full alarm system and landscaped rear garden. In brief the property comprises: impressive entrance hallway, generous lounge with feature bay window, second reception room currently used as a snug, office/playroom, cloakroom/W.C, utility room and completing the ground floor is a gorgeous kitchen/dining/family room with french doors onto the garden. To the first floor the well proportioned master bedroom boasts a fully fitted dressing area and spacious en suite, there are three further double bedrooms, two of which share an en suite and a large family bathroom with separate shower enclosure.

Externally this gorgeous property doesn't disappoint! A beautiful landscaped rear garden offers a good degree of privacy and plenty of outdoor entertaining space. Fully enclosed by timber fencing, bespoke covered pergola providing fantastic private relaxing or dining space, paved patio area, decorative pathway and well tended lawn. A secure side gate leads to the front of the double garage and driveway where there is parking for at least four vehicles.

This property must be viewed to fully appreciate the quality living space it offers.



- EXECUTIVE DETACHED
- OVER 2000 SQUARE FEET
- HOULTON DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- FABULOUS KITCHEN/DINING ROOM
- TWO EN SUITES & FAMILY BATHROOM
- SPACIOUS LOUNGE WITH BAY WINDOW
- SNUG
- OFFICE/PLAYROOM
- MASTER BEDROOM WITH EN SUITE & DRESSING AREA WITH BUILT IN WARDROBES
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY FOR 4 CARS
- UTILITY AND GROUND FLOOR W.C
- EPC - B



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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 fixture 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.