



Faulkner Road, Houlton, Rugby, CV23 1AD



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 Davidsons Homes in 2018 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 spacious living accommodation throughout with everything you would expect from a 7 year old property but benefiting from an abundance of stylish and tasteful upgrades including built in wardrobes, high specification kitchen appliances, boiling hot water tap and quartz worktops, bathroom fittings and tiles, full alarm system, fully boarded loft and landscaped rear garden. In brief the property comprises: entrance hallway, generous lounge, second reception room currently used as an office, cloakroom/W.C, utility room and completing the ground floor is a gorgeous lifestyle kitchen/dining/family room with two sets of 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 all benefiting from built in wardrobes and a large family bathroom with separate shower enclosure.

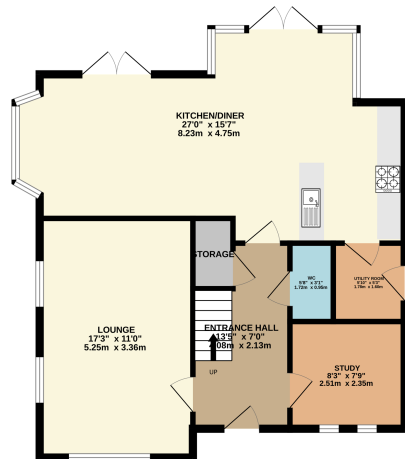
Externally this gorgeous property doesn't disappoint! A beautiful recently landscaped rear garden offers a good degree of privacy and plenty of outdoor entertaining space. Fully enclosed by a tall brick wall and well stocked borders, porcelain slabs surround an artificial lawn and provide different paved seating areas around the garden. There's a side door into the single garage which has been mainly converted but could easily be changed back to it's original form. A secure side gate leads to the driveway and access to the front of the garage. This property must be viewed to fully appreciate the quality living space it offers.



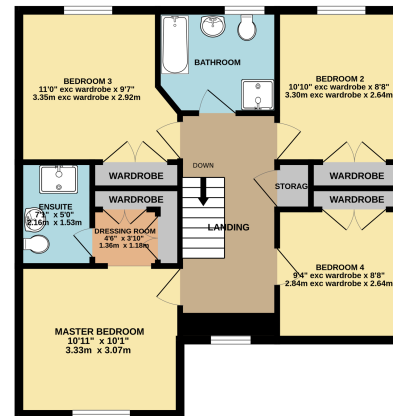
- OUTSTANDING DETACHED PROPERTY IN HOULTON
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE DRESSING AREA WITH BUILT IN WARDROBES
- UPGRADES THROUGHOUT
- FAMILY BATHROOM WITH SEPARATE SHOWER
- LARGE LIFESTYLE KITCHEN/FAMILY ROOM
- SPACIOUS LOUNGE WITH DUAL ASPECT WINDOWS
- STUDY
- BEAUTIFULLY LANDSCAPED REAR GARDENS
- CONVERTED DETACHED GARAGE
- EPC - B



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



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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.