



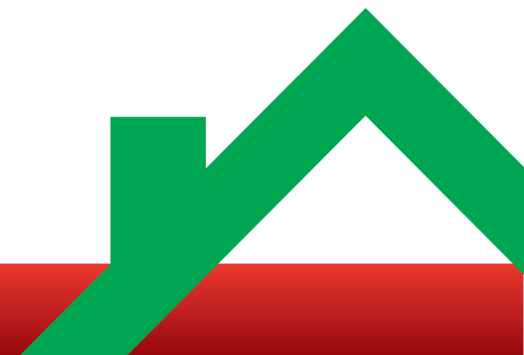
13 JOHN FLEMING CLOSE Offers Over £485,000 Freehold

HOULTON
RUGBY
CV23 1FD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern four bedroom link detached property built in 2024 by William Davis to their 'Kenilworth Design'. The property is located on a corner plot in the highly sought after residential development of Houlton in Rugby and is of standard brick built construction with a tiled roof. The property has all mains services connected and benefits from the remainder of 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 versatile accommodation is set over three floors and in brief, comprises of an entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. The ground floor cloakroom/w.c. is fitted with a white suite to include a wall mounted wash hand basin and low level w.c. There is a bay window in the lounge and a contemporary kitchen/dining/family room that provides an excellent entertaining space with French doors opening out onto the rear garden and a box bay window. To the kitchen area is a double oven, five ring Smeg induction hob with extractor over, integrated dishwasher and fridge/freezer and there are useful 'pull out' power cables with USB connections. The separate utility room is accessed off the family area and has sink and space for an automatic washing machine and tumble dryer.

To the first floor, the landing has stairs rising to the second floor and doors off to three well proportioned bedrooms all with fitted wardrobes and serviced by a four piece family bathroom fitted with a panelled bath, separate shower enclosure, wash hand basin, low level w.c., heated towel rail and inset spotlights to ceiling.

To the second floor, the landing gives access to the master bedroom which has a door giving access to eaves storage, a useful walk-in wardrobe and an en-suite shower room with Velux window and fitted with a double shower enclosure, double wash hand basins with vanity units below, low level w.c. and heated towel rail.

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

Externally, to the front of the property there is a paved pathway to the front entrance door and a driveway to the rear which provides off road parking for two vehicles and leads to the garage which has an up-and-over door, eaves storage and benefits from power and lighting being connected. The south-facing rear garden is enclosed by a brick wall and timber fencing to the boundaries with a paved patio area to the immediate rear and side with a wooden pergola and a lawned area. There is a wooden gate giving pedestrian access to the drive and garage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 171 m² (1840 ft²).

Estate Charge: TBC.

AGENTS NOTES

Council Tax Band 'E'. What3Words: ///button.shining.pythons

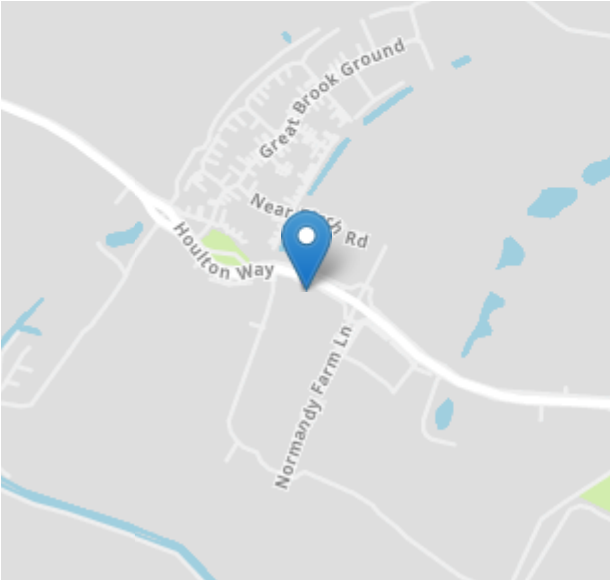
MORTGAGE & LEGAL ADVICE

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

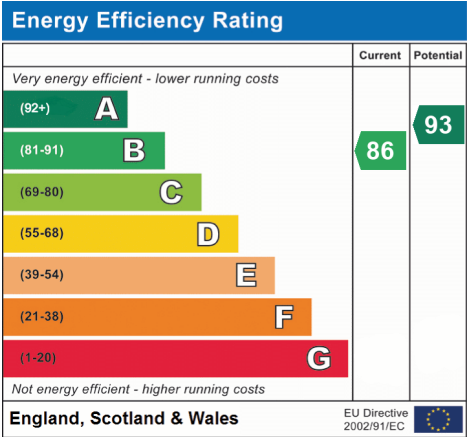
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern Four Bedroom Link Detached Property with Accommodation Set Over Three Floors and Located in Sought After Residential Location**
- **Ground Floor Cloakroom/W.C. and Lounge with Bay Window**
- **Kitchen/Dining/Family Room with Double Oven, Hob, Integrated Appliances and Separate Utility Room**
- **First Floor Family Bathroom with Four Piece White Suite**
- **Second Floor Master Bedroom with Walk-In Wardrobe and En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and Remaining NHBC Certificate**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 8" x 5' 2" (4.78m x 1.57m)

Ground Floor Cloakroom/W.C.

6' 5" x 2' 10" (1.96m x 0.86m)

Lounge

15' 8" x 12' 5" into bay window (4.78m x 3.78m into bay window)

Kitchen/Dining/Family Room

19' 6" maximum x 15' 4" (5.94m maximum x 4.67m) reducing to 19' 6" maximum x 14' 8" (5.94m maximum x 4.47m)

Utility Room

6' 8" x 4' 6" (2.03m x 1.37m)

First Floor

Landing

12' 2" maximum x 11' 3" (3.71m maximum x 3.43m)

Bedroom Two

10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom Three

12' 11" x 8' 10" (3.94m x 2.69m)

Bedroom Four

12' 11" x 10' 4" (3.94m x 3.15m)

Family Bathroom

10' 4" x 6' 11" (3.15m x 2.11m)

Second Floor

Landing

8' 1" x 6' 6" (2.46m x 1.98m)

Bedroom One

19' 6" maximum x 16' 8" maximum (5.94m maximum x 5.08m maximum)

Walk-In Wardrobe

9' 8" x 7' 7" (2.95m x 2.31m)

En-Suite Shower Room

9' 5" x 7' 6" (2.87m x 2.29m)

Externally

Garage

19' 11" x 10' 8" (6.07m x 3.25m)

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.