



Park View, Rugby, CV23 1EB



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this contemporary semi detached home situated in new Houlton. Built by Urban Civic with energy efficiency in mind, the property is positioned in a small pocket development within Houlton, enjoying views over the park and neighbouring nature walk. 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. Plans for a health centre and childrens playground as well as the already established primary and secondary schools. And of course the ever popular 'Tuning Fork' restaurant and David Lloyd gym is on your doorstep.

This 3 year old property is well presented to offer modern and spacious living throughout. In brief the accommodation comprises: Open plan ground floor with cloakroom/W.C and large storage cupboard. This stunning open living space is cleverly versatile and could easily be adapted to provide separate rooms within the ground floor if desired. Currently designed with a stylish gloss fitted kitchen incorporating integrated fridge/freezer, washing machine, dishwasher, oven, induction hob and extractor, quartz worktops and a feature island, which flows seamlessly to the dining area and large living room space with french doors onto the rear garden.

To the first floor a spacious landing leads off to a well proportioned master bedroom with views across to the park and en suite shower room. There are two further good sized bedrooms, one currently used as a home office. Completing the first floor is a spacious family bathroom. The property further benefits from a ground source heat pump to maximise energy efficiency, radiator heating and upvc double glazing.

Externally the rear garden is fully enclosed and mainly laid to lawn with paved patio area and secure gated access to the rear driveway with parking for 2 cars and EV charging point.

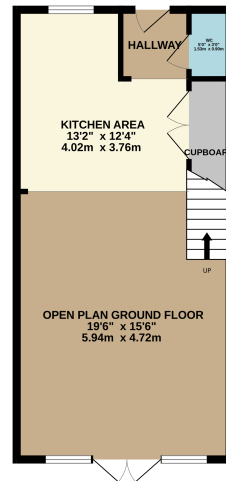
This fantastic contemporary home in Houlton must be viewed to fully appreciate all it has to offer. NO ONWARD CHAIN.



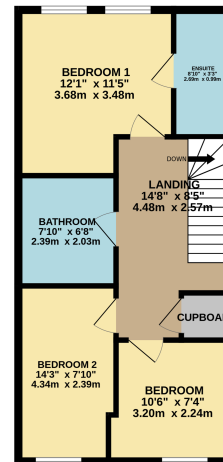
- HOULTON DEVELOPMENT
- THREE GENEROUS BEDROOMS
- GROUND FLOOR OPEN PLAN LIVING
- GROUND SOURCE HEAT PUMP
- ENERGY EFFICIENT
- CLOSE TO ALL HOULTON SHOPS, GYM & SCHOOLING
- REMAINDER OF WARRANTY
- VIEWS OVER PARK
- PARKING & EV CHARGING POINT
- FAMILY BATHROOM AND EN SUITE
- EPC - B
- NO ONWARD CHAIN



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 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.