



Madigan Close, Houlton, Rugby, CV23 1BA



GUILD HOUSE
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Guild House estate agents are delighted to offer for sale this fabulous extended 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 spacious living accommodation throughout with everything you would expect from a 7 year old property but benefiting from the addition of solar panels and storage battery, affording the current owners the luxury of minimal energy costs. There are two separate reception rooms, a spacious lounge with french doors onto the garden and the other used as a home office, the kitchen diner is fitted with grey shaker style units and benefiting from NEFF integrated appliances. A fantastic addition to this home is a modern fully glazed garden room with bi folding doors onto the garden and, completing the ground floor is a handy utility and cloakroom/w.c. To the first floor the well proportioned master bedroom boasts fully fitted wardrobes and good sized en suite, there are two further double bedrooms, single sized fourth bedroom and a spacious family bathroom.

Externally this property doesn't disappoint! A landscaped rear garden offers plenty of outdoor entertaining space. Mainly laid to lawn and fully enclosed by timber fencing, two paved patio areas and pergola with decked seating area. There's a secure side gate leading to the driveway and front of the garage. There is ample parking for 3 cars and an EV charging point.

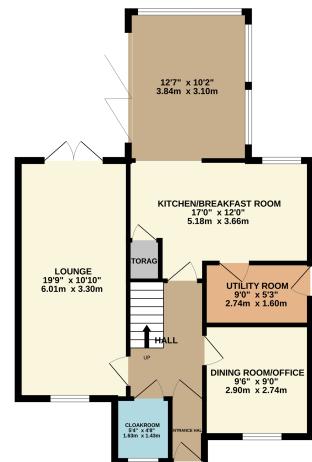
This property must be viewed to fully appreciate the quality living space it offers.



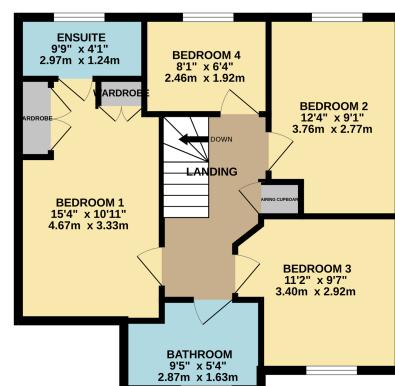
- EXTENDED DETACHED FAMILY HOME
- HOULTON DEVELOPMENT
- SPACIOUS LOUNGE AND SEPARATE OFFICE
- FOUR GOOD SIZED BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND BUILT IN WARDROBES
- SOLAR PANELS WITH BATTERY STORAGE
- KITCHEN/DINER WITH BUILT IN APPLIANCES
- UTILITY AND GROUND FLOOR W.C
- STUNNING GARDEN ROOM WITH BIFOLD DOORS ONTO THE GARDEN
- LANDSCAPED REAR GARDEN
- EPC RATING B
- DETACHED GARAGE WITH ALARM, DRIVEWAY AND EV CHARGING POINT



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 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 fixtures 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.



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