



1 CLIFTON VIEW CLOSE

Offers Over £450,000 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1DW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern and well-presented four bedroom detached family home built in 2021 by Redrow Homes to their "Stratford" design. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected and has the remaining 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 accommodation is set over two floors and in brief, comprises of an entrance hall with herringbone flooring, stairs rising to the first floor landing and doors off to the ground floor cloakroom/w.c. which is fitted with a wall hung wash hand basin with tiled splashback and low level w.c. The lounge has a large feature bay window providing ample natural light and the kitchen/dining room has French doors giving direct access to the rear garden and a continuation of the herringbone flooring. There is a double oven, hob with extractor over and a further range of integrated appliances. The central island/breakfast bar provides an ideal seating/entertaining space.

To the first floor, the landing has doors off to the master bedroom with built in mirrored wardrobe space and an en-suite shower room fitted with a double shower enclosure, wall hung wash hand basin, low level w.c. and chrome heated towel rail. There are three further well-proportioned bedrooms, all serviced by the part tiled family bathroom which is fitted with a panelled bath with shower and screen over, wall hung wash hand basin, low level w.c. and chrome heated towel rail.

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

Externally, to the front is a lawned fore garden with block paved driveway providing ample off road parking and leads to the single detached garage. The enclosed rear garden has been landscaped and is predominantly laid to lawn with a paved patio area to the immediate rear with steps down to a further patio area, raised planters and has gated pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment and there is an Estate Charge of £376.99 per annum.

Gross Internal Area: approx. 112 m² (1205 ft²).

AGENTS NOTES

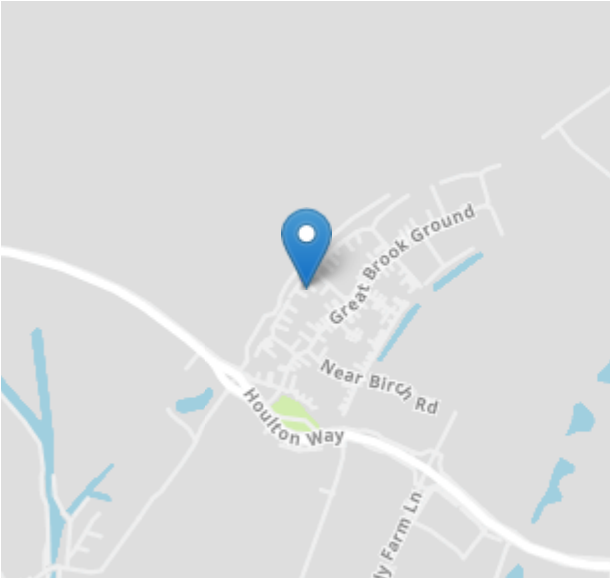
Council Tax Band 'E'.
Estimated Rental Value: £1600 pcm approx.
What3Words: ///onwards.waddle.retailing

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

- Sought After Residential Development
- Lounge with Feature Bay Window
- Fitted Kitchen/Dining Room with Integrated Appliances and French Doors to Rear Garden
- Ground Floor Cloakroom/W.C., En-Suite to Master Bedroom and First Floor Family Bathroom
- A Well Presented Four Bedroom Detached Family Home
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Landscaped Rear Garden, Off Road Parking and Detached Garage
- Early Viewing is Highly Recommended to Avoid Disappointment, Remaining NHBC Certificate



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

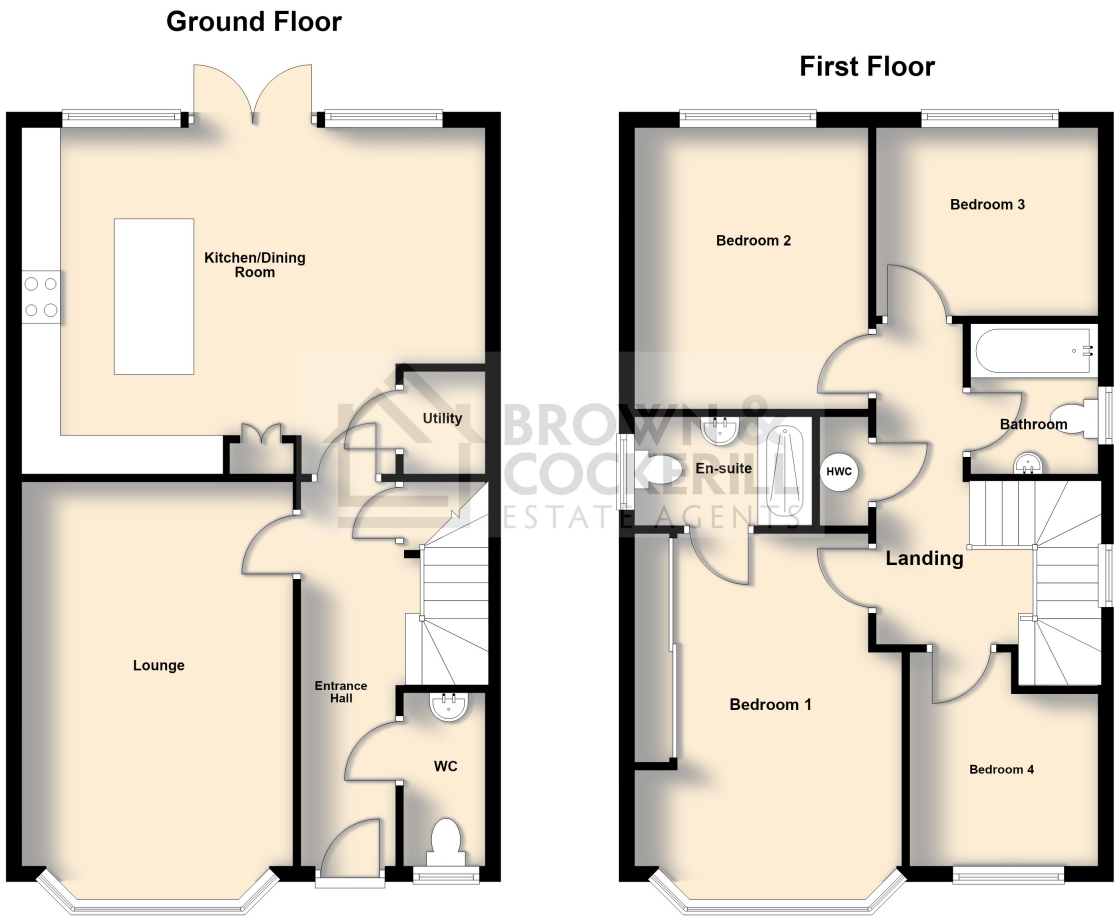
Ground Floor

Entrance Hall
Lounge
16' 4" x 11' 6" (4.98m x 3.51m)
Kitchen/Dining Room
19' 8" x 14' 9" (5.99m x 4.50m)
Ground Floor Cloakroom/W.C.
7' 3" x 3' 6" (2.21m x 1.07m)
First Floor

Landing
Bedroom One
14' 2" x 10' 2" (4.32m x 3.10m)

En-Suite Shower Room
7' 6" x 4' 7" (2.29m x 1.40m)
Bedroom Two
11' 11" x 9' 11" (3.63m x 3.02m)
Bedroom Three
9' 5" x 7' 8" (2.87m x 2.34m)
Bedroom Four
8' 6" x 7' 3" (2.59m x 2.21m)
Family Bathroom
6' 9" x 5' 9" (2.06m x 1.75m)
Externally
Detached Garage
21' 3" x 11' 1" (6.48m x 3.38m)

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.