



16 Near Birch Road, Houlton
Rugby

 **RDR DASSAUR** In Excess of **£415,000**



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Houlton, Rugby

Council Tax band: E

Tenure: Freehold

- 3 Bedroom Detached home on a corner plot
- 3 DOUBLE BEDROOMS
- Detached Garage and drive
- £30,000 worth of upgrades!
- Modern fitted Kitchen
- ** NO CHAIN **
- Multi car drive
- Landscaped and part paved garden



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A thoughtfully planned and harmonious home, this most desirable of corner plotted homes is situated in the Warwickshire countryside with new schools and, eateries and community facilities. Set within 1,200 acres of beautiful open space, this is an unspoiled, fantastically connected area with a rich history and an exciting future. This is one of the most well-connected places in the country via the M6, M45 and M1. From Rugby you can reach 80% of the country within four hours. Served by excellent amenities such as licenced restaurants and pubs, working environment 'the space', community venue 'the barn', nature trails, farm, play park, nursery and Hillmorton Primary School being 10 minutes' walk away, all with more to come soon!

Walkthrough: This impressive, detached house sits on a corner plot on the well-located Houlton development. Approached via a paved and L shaped flowered bark bedded approach to an awned entrance which is supported by dual fixed windows to each side of the glass panelled door leading into the light and airy hallway with 'Chester Leno flooring' and a Matwell manufactured door mat with wall mounted wooden coat hooks, custom size radiator, frosted single windows framing the door with frosted window. Having space for a shoe rack this area is comfortable and inviting.



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With doors to the left entering the lounge, currently used as a bedroom, where you can relax and receive visitors all with an assured level of comfort with rich exceptional weather oak finish vinyl flooring and as a protective measure a carpet fitted on top. A well illuminated room bearing twin independent light fittings with dual aspect Georgian grided windows to the front and side of the property with superior build individual 3-door opening shuttered blinds and low-level radiators to both sides, this living space is refreshing and vibrant in its outlook. Returning we see a door to the back of the hall, which houses a spacious and highly convenient w/c, with low level toilet and wash basin with tiled splashback. Walking past the stairs to the we enter the heart of this beautifully sleek contemporary home, the dual front and rear garden aspect Kitchen/diner with upgraded 'Chester Leno flooring'. We take note of beautifully fitted bespoke cabinetry of various units and cabinets, all finished off with a wonderful contrasting Blanco Norte worksurface sitting abreast the 'U'-shaped split height granite workstation, with 9-box shelving to the outer aspect. The kitchen itself is of a 'Cranbrook Sage' design with many upgraded extras for your comfort and use. The AEG integrated oven and grill are complemented by the AEG 4-burner gas hob, glass panel extractor, one and a half-sized 1810 drainer sink unit with 1810 multi-function tap and integrated Siemens dishwasher. The kitchen LED spotlight fittings are also found in the bathroom,



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The AEG integrated oven and grill are complemented by the AEG 4-burner gas hob, glass panel extractor, one and a half-sized 1810 drainer sink unit with 1810 multi-function tap and integrated Siemens dishwasher. The kitchen LED spotlight fittings are also found in the bathroom, cloakroom and ensuite, and are of brushed chrome to compliment the kitchen further. The triple windows are furnished with superior swing shuttered blinds that were in an excess of £2500. The rear of the kitchen leads nicely to the outside through a frosted glass panelled side door via a very practical utility room furnished with corresponding cabinets, units and work surfaces as the kitchen, housing a Bosch washer/dryer area with space for a second white appliance, vented area, door leading to side of house/garage with chrome door handle/deadbolt and frosted window delivering an area to park the muddy boots! The dining area has a further central stained glass ceiling pendant light fitting, with access to the rear garden through beautiful French doors that have pull down shutter blinds, with fixed windows to each side. Returning to the hall we ascend to the first floor via a Two stone wooden staircase, white banister with light wood newel post cap and handrail, up to an expansive and warm landing with loft hatch access that leads off to the master bedroom on the right.



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Into the master bedroom the master ensuite awaits immediately opposite the entrance for convenience and separation to the peaceful carpeted resting space flooded with light from the double windows reflected in the custom made deep fitted 4-mirrored door wardrobe tucked neatly behind the Master ensuite for convenience of storage. Entering the underfloor heated ensuite, to your right there is a large modern shower, with chrome frame and glass double sliding door, off white stone tiling all the way from the basin to the ceiling on three sides. Large square floor tiles, wall mounted sink, chrome mixer tap, glass and metal mirror cabinet, plenty of storage space, in the area to the rear of the shower wall is a freestanding toilet with chrome double flush press, double frosted window, one ceiling spotlight provides even more light to this area, a second positioned above the shower and a third in the doorway, there is a wall mounted towel rail (chrome tubular, modern) behind the door, shaver port on the wall to the left of the sink, space for a storage unit, shower is a chrome riser unit, with hose with dual setting shower head.



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As we leave the master bedroom to walk directly across the hallway, bedroom 3 offers a side view of the property from the Georgian gridded triple window with low level radiator installed below. Exiting we come to the final bedroom 3, with front elevation viewpoint, electric sockets to either side of the bed, ariel socket and a fitted 4-door wardrobe this room perfectly balances the structure and shape of the property. The underfloor heated family bathroom lies directly behind the staircase to the front elevation incorporating a modern squared shaped family bathtub, separate chrome bath mixer tap and chrome rail shower with hosed head on a mixer valve. Glass shower screen, soft off white stone tiles with stone grain, with tiled ledge for ease of use, tall tubular chrome towel rail, large, squared wall mounted sink, chrome mixer tap, tall splashback, metal and glass mirror unit/toiletries cupboard with a gridded frosted panel window to fore



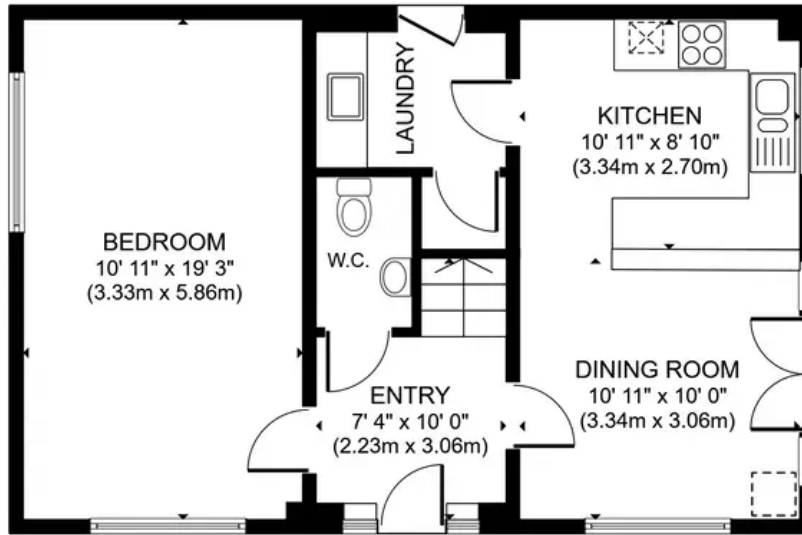
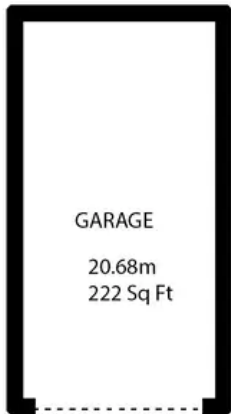
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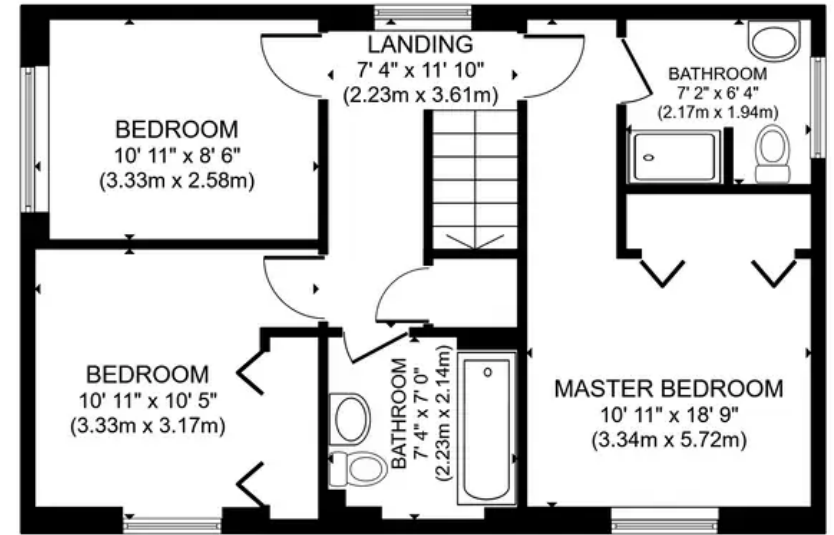
The drive to the left side of the property is laid with herringbone tiles which swoops and encompasses the property to the rear approaching the detached garage with double effect door. Space for one car in the garage and a further two cars on the drive, the door leading from laundry is located to the right as is the impressive gate leading to garden, overlooked by bedroom 1, the driveway is red brick in a herringbone pattern in the centre with a double row of singles surrounding, gravel bed to both sides, garage guttering leads to a drain to the left Having a pre-installed power junction to adapt to various uses.







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 573 sq.ft. (53.2 m²) FLOOR 1 573 sq.ft. (53.2 m²)
TOTAL : 1,146 sq.ft. (106.5 m²)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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