



12 Southwell Drive, Houlton
Rugby

 **RDR DASSAUR**

£255,000



12 Southwell Drive

Houlton, Rugby

A beautifully presented nearly new modern two-bedroom house in Houlton, Rugby.

Comprising, a welcoming entrance hallway, downstairs W/C, lounge and modern kitchen. On the first floor there are two double bedrooms and the family bathroom. Benefitting from a driveway providing off road parking for two cars, situated at the front of the property and a beautifully maintained garden at the rear of the property with recently created patio area.

Houlton enjoys proximity to various amenities and local establishments, such as the renowned Tuning Fork restaurant, The Co-Operative, and the Houlton Children Park. The area is highly desirable due to its reputable educational facilities, notably St Gabriel's C of E Academy and Houlton School, both of which have achieved outstanding status.



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Additionally, Houlton boasts excellent transportation connectivity, including regular bus routes and convenient access to major motorways such as M1/M6 and M45. The location is approximately a ten-minute drive from Rugby train station, facilitating swift services to London Euston in under 50 minutes. Moreover, Houlton is a brief drive away from Rugby town centre, providing a diverse array of High Street and independent shops, along with a variety of restaurants, bars, and coffee shops.



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Front door opens into:

A welcoming entrance hallway, having stairs rising to the first floor and doors off to the downstairs W/C, kitchen and lounge.

Downstairs W/c

Fitted with a wash hand basin, low level W/C, radiator and a double-glazed opaque window to front elevation.

Living – Dining room

Light and airy lounge, comprising laminate flooring, an under stairs storage cupboard, television point, radiator, double glazed window and French doors to rear elevation.

Kitchen

Fitted with wall and base units with work surfaces over with upstand, incorporating a sink and drainer unit. There is a gas oven and hob with cooker hood over, integrated washing machine and integrated fridge/freezer.



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First Floor:

Landing

The stairs lead from the hallway, comprising loft access and doors off to both bedrooms and the family bathroom.

Master Bedroom

Double Master bedroom, comprising storage cupboard over the stair bulkhead, a radiator and a double-glazed window to front elevation.

Bedroom 2

Double bedroom, radiator and two double glazed windows to rear elevation.

Bathroom

Fitted with a three-piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, fully tiled walls, a radiator and an extractor fan.

Garden

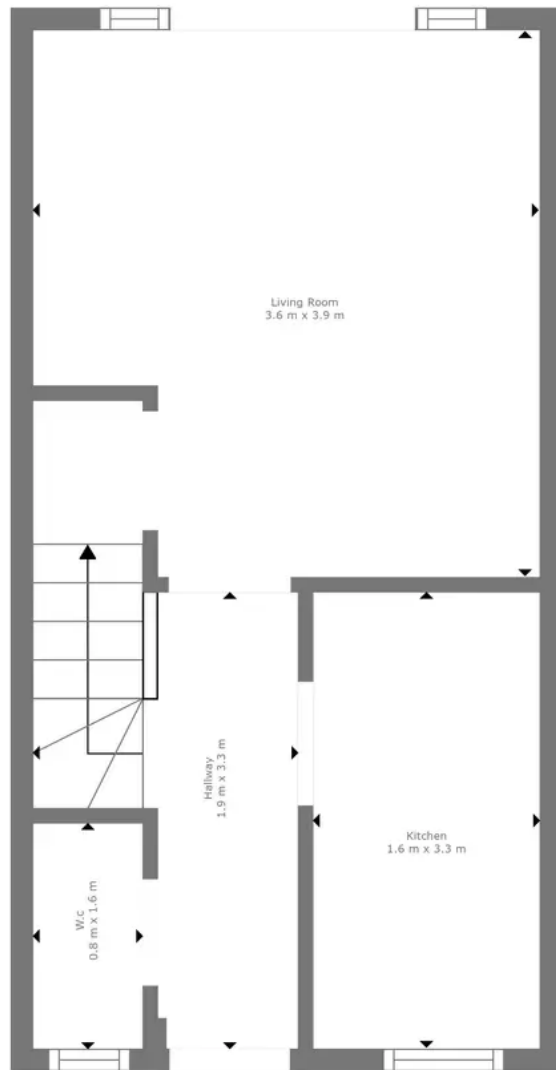
Landscaped garden which is mainly laid to lawn and fully fence enclosed. Benefitting from a patio area, gated side access.

Parking

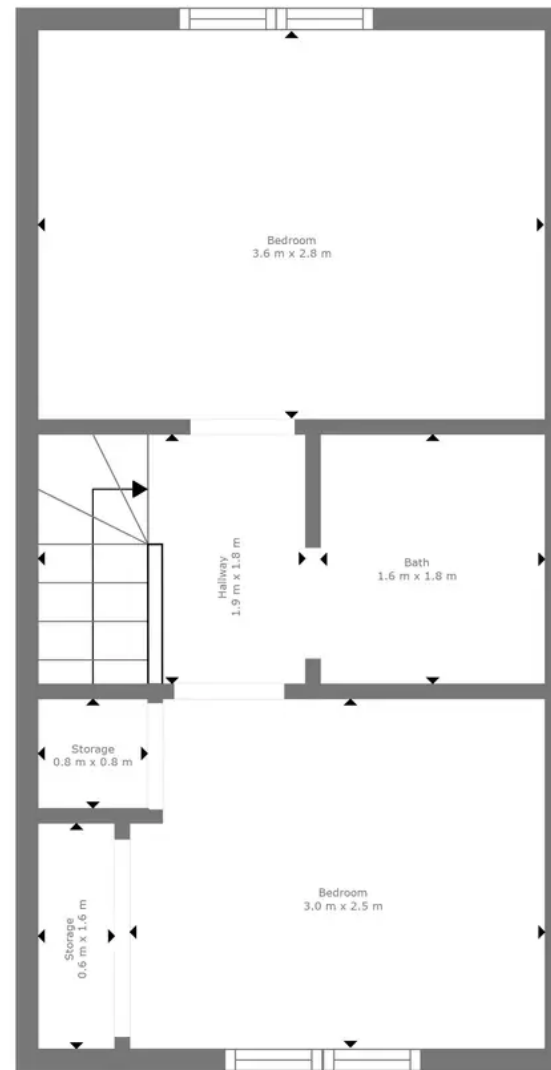
Driveway providing off road parking for two cars







Floor 1



Floor 2



TOTAL: 51 m²
FLOOR 1: 26 m², FLOOR 2: 25 m²
EXCLUDED AREAS: STORAGE: 2 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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