



**Connells**

Great Brook Ground  
Houlton Rugby



## Property Description

Connells are delighted to bring to market the opportunity to acquire this immaculate and spacious, four bedroom detached family home on Great Brook Ground in Houlton, Rugby. Built by Redrow, Great Brook Ground in brief comprises of; entrance hall, family lounge, open plan kitchen/diner, utility room, downstairs cloakroom, four double bedrooms with en suite to master, family bathroom plus an integrated garage. Externally, there is a well maintained rear garden, spectacular home office, and off road allocated parking to the front for approximately three to four vehicles.

This property also benefits from gas central heating and double glazing throughout.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops, restaurants, bars and coffee shops.

This home is not to be missed, call us on

01788 579880 to arrange your exclusive viewing!

## Front Of Property

The property is well positioned and set back from the road, offering allocated off road parking for approximately three to four vehicles. The main entrance door leads onto;

## Entrance

A welcoming entrance hall with stairs rising to the first floor landing and access to the ground floor receptions rooms.

## Lounge

Spacious family lounge featuring window to the front aspect.

## Kitchen/Diner

A modern fitted open plan kitchen/diner, featuring a range of wall and mount base units, and double doors leading to the rear garden. Integrated appliances include a double oven, four ring gas hob, extractor fan, fridge freezer and dish washer.

## Utility Room

Utility area off the kitchen featuring space for a washing machine and tumble dryer, storage units and understair storage cupboard. There is a door leading to the rear garden and

window to the rear aspect.

### **Downstairs Cloakroom**

Off the utility room with low level WC, sink, frosted window to the rear aspect.

### **Integrated Garage**

A great space to use for parking, storage, or potential to be converted into a versatile additional reception room. Up and over door to the front aspect.

### **Landing**

First floor landing with a built in cupboard holding the water tank, loft hatch providing loft access and window to the rear aspect.

### **Bedroom One**

Spacious master bedroom featuring built in Hammonds wardrobes and window to the front aspect.

### **En Suite**

En suite off the master bedroom with a double walk in shower, low level WC, sink, and heated towel rail.

### **Bedroom Two**

Featuring space for a wardrobe and window to the rear aspect.

### **Bedroom Three**

Featuring space for a wardrobe and window to the front aspect.

### **Bedroom Four**

Featuring space for a wardrobe and window to the rear aspect.

### **Bathroom**

Family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

### **Rear Of Property**

A generous rear garden laid with astro turf and patio area. There is also a covered seating area and side accessibility.

### **Outside Home Office**

There is a fantastic home office/versatile reception space to the rear in the garden, which is fully insulated with electricity.

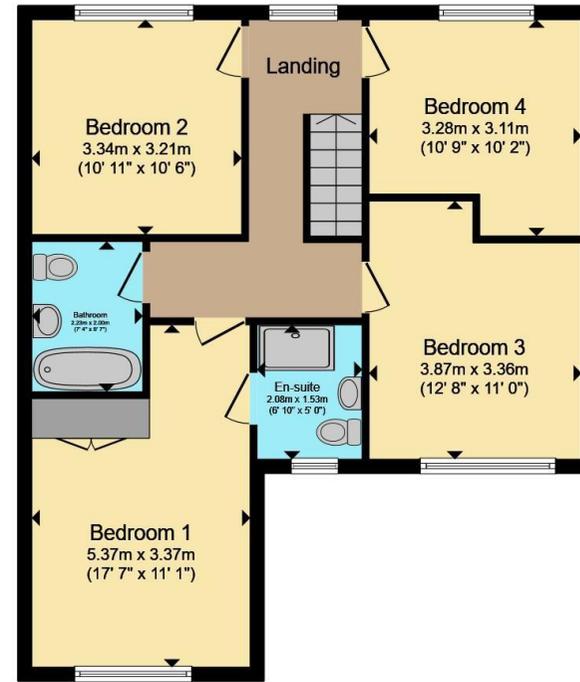








**Ground Floor**



**First Floor**

Total floor area 136.9 m<sup>2</sup> (1,474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107950](http://connells.co.uk/Property/RBY107950)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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