



**Connells**

Caradon Way  
Houlton Rugby



### Property Description

A beautifully proportioned and impeccably maintained semi-detached home, offering stylish and contemporary living across two well-designed floors. Situated within the highly sought-after Houlton development in Rugby, this impressive property occupies a generous plot, complete with driveway and side garage providing ample off-road parking, along with an enclosed rear garden ideal for family living.

Inside, the home boasts a thoughtfully planned layout. The ground floor features a spacious lounge filled with natural light, and a modern kitchen/dining room and guest W/C. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining and everyday family life.

The first floor offers two generously sized double bedrooms, along with a sleek, contemporary family bathroom. Immaculately presented throughout, the home is further enhanced by double glazing and gas central heating, making it an excellent choice for first-time buyers, young families, or downsizers seeking comfort and convenience.

Houlton itself is a thriving and highly regarded community, offering a fantastic array of amenities including a popular restaurant, beautifully designed green spaces, and excellent schooling for all ages. The area provides superb transport connectivity, with convenient bus routes, easy access to the M1, M6, and M45 motorway networks, and Rugby train station just a ten-minute drive away—offering direct services to London Euston.



## Lounge

To front. Carpet. Access to Kitchen and understairs area.

## Kitchen/Diner

To rear. Wood effect vinyl flooring, selection of wall and base units, integrated washer drier, dishwasher, gas hob, electric oven, fridge freezer, extractor, one and half sink and boiler. Patio doors to rear garden.

## Cloakroom

W/C, wood effect vinyl flooring, W/C, sing and window to side

## Landing

Window to side and loft access.

## Bedroom 1

To front. Carpet and thermostat for dual control heating

## Bedroom 2

To rear. Carpet and storage cupboard.

## Bathroom

To rear. Tile effect vinyl flooring, tiled walls, bath with shower over, W/C, sink, heated towel rail and extractor.

## Rear Garden

Patio, raised lawn area, fence borders and side access.

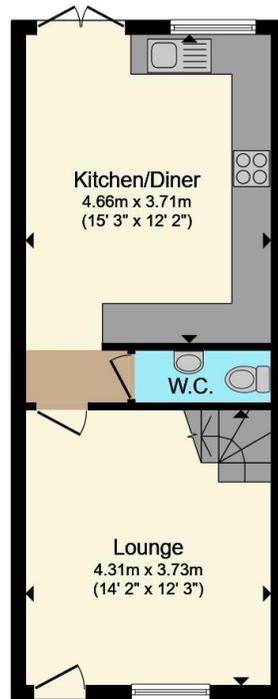
## To Side

Driveway and garage.

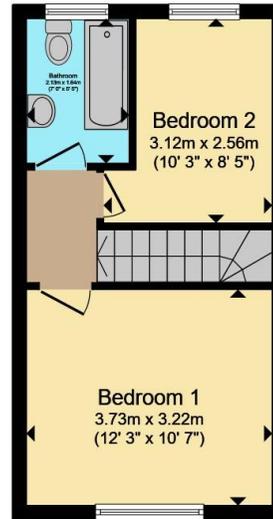




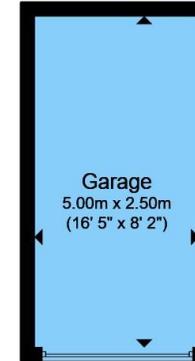




**Ground Floor**



**First Floor**



**Garage**

**Total floor area 76.5 m<sup>2</sup> (824 sq.ft.) approx**

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

Tenure: Freehold

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