



Plot 17 | Houlton, Rugby

£ £595,000

 4 Bedrooms

#### ABOUT THIS PROPERTY

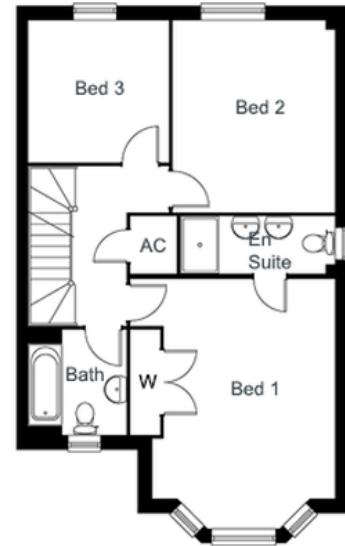
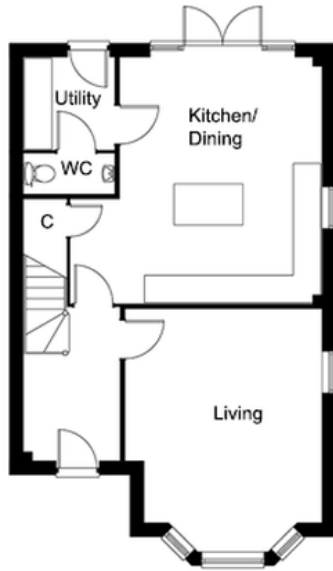
- Ready for occupation autumn 2024
- Open plan kitchen/dining room
- Living room
- Utility room
- Downstairs WC
- Beds 1 & 4 with en suites
- Home office
- Fibre broadband - Up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Garage

#### INCLUDED AS STANDARD

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites
- Chrome towel rails to all bathrooms
- Superfast FTTP broadband available with speeds up to 1 Gbps
- Alarm to house and garage
- EV charging point
- Turf to front and rear gardens
- Outside tap

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Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



#### GROUND FLOOR DIMENSIONS

- Living room 5.2m x 4.2m (incl bay window)
- Kitchen/Dining 5.3m x 4.3m
- Utility 1.9m x 1.9m
- WC 1.9m x 0.8m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1 5.2m x 4.3m (incl. wardrobe)
- En suite 3.2m x 1.1m
- Bedroom 2 4m x 3.4m
- Bedroom 3 2.9m x 2.9m
- Bathroom 2.2m x 2m

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## SECOND FLOOR DIMENSIONS

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- Bedroom 4 6.4m max 2.9m min x 5.9m max 3.2m min
- En suite 2.7m x 1.8m
- Home office 4.5m x 2.7m max

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