



Plot 27 | Houlton, Rugby

£760,000

4 Bedrooms

#### ABOUT THIS PROPERTY

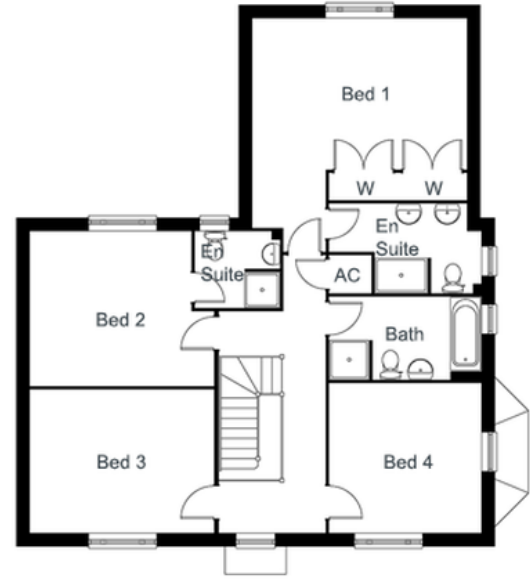
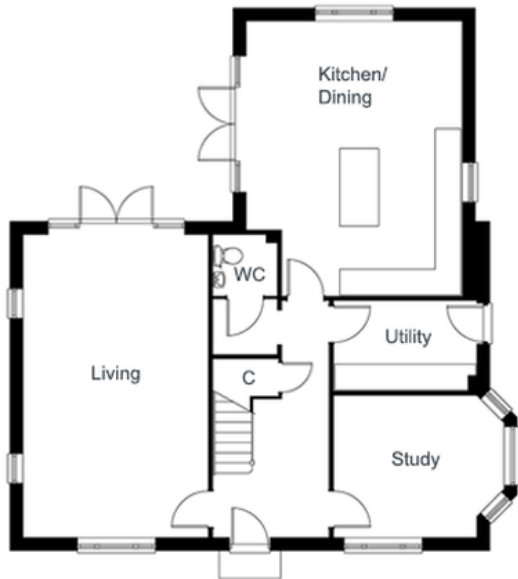
- Ready for occupation December 2024
- Open plan kitchen/dining room
- Living room
- Study
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Fibre broadband - up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Views of Normandy Hill
- Large double garage with additional parking

#### 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 6.9m x 4.2m
- Kitchen/Dining 6.3m x 4.9m max
- Study 3.9m x 3.2m (incl. bay window)
- Utility 3.2m x 2m
- WC 1.4m x 1.3m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1 4.9m x 4.1m (incl. wardrobe)
- En suite 3.4m max x 2m
- Bedroom 2 3.7m min x 3.5m max
- En suite 1.9m x 1.7m
- Bedroom 3 4.2m x 3.3m
- Bedroom 4 3.5m x 3.4m
- Bathroom 3.5m x 1.9m

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