



Plot 18 | Houlton, Rugby

£ Sold

 5 Bedrooms

#### ABOUT THIS PROPERTY

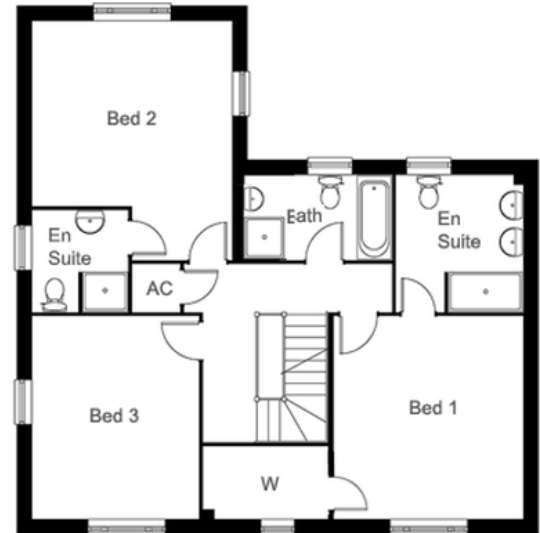
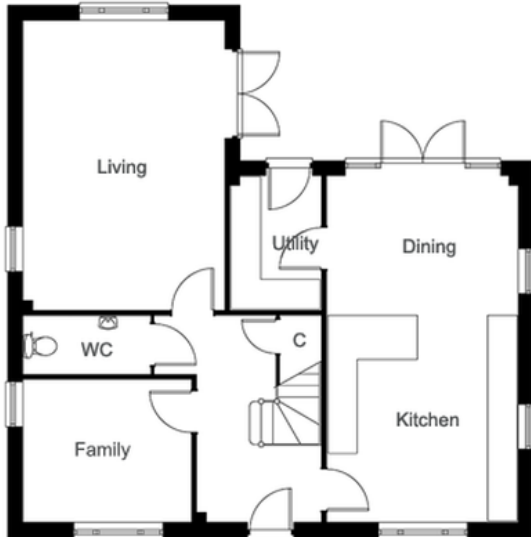
- Open plan kitchen/dining room
- Living room
- Family room
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Walk in wardrobe in bed 1
- Fibre broadband - Up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Garage

#### 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

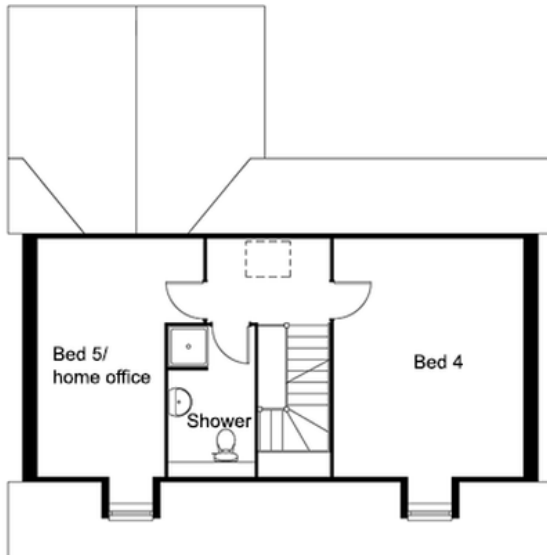
- Living room 5.8m x 4m
- Kitchen/Dining 6.9m x 3.8m
- Family 3.3m x 2.8m
- Utility 2.6m x 1.8m
- WC 2.3m x 1.1m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1 4.1m x 3.8m
- En suite 2.7m x 2.5m
- Walk in wardrobe 2.5m x 1.4m
- Bedroom 2 4.8m max x 4m max
- En suite 2m x 1.9m
- Bedroom 3 4.1m x 3.3m
- Bathroom 3.1m x 1.7m

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## SECOND FLOOR DIMENSIONS

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- Bedroom 4 4.8m x 3.8m (excl.dormer)
- Bedroom5/home office 4.8m x 3.3m max (excl. dormer)
- Shower room 3m x 1.7m

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