Plot 9 | Houlton, Rugby

£ Sold

5 Bedrooms

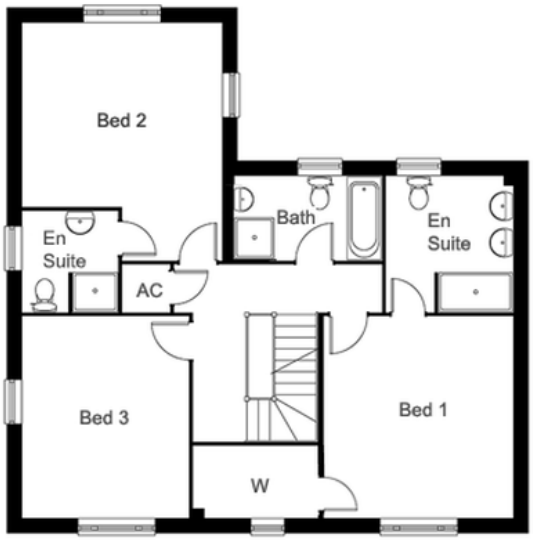
ABOUT THIS PROPERTY

- 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
- Double garage

INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand*
- Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Choice of sanitary ware from Ideal Standard*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites*
- Choice of wall paint colours*
- 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
  * subject to stage of construction

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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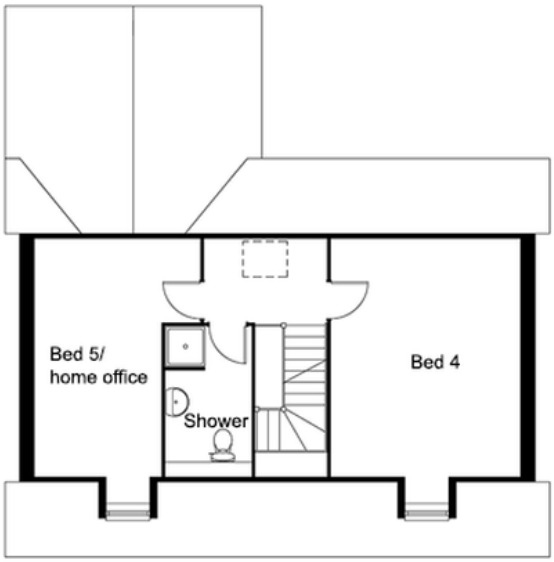

SECOND FLOOR DIMENSIONS

- 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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