Plot 13 | Houlton, Rugby

Sold

4 Bedrooms

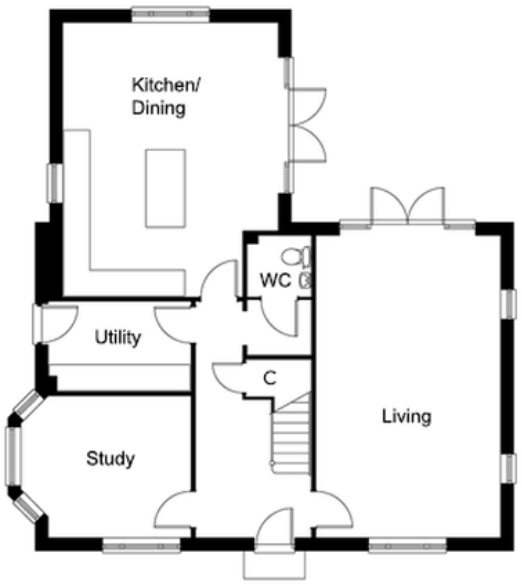
ABOUT THIS PROPERTY

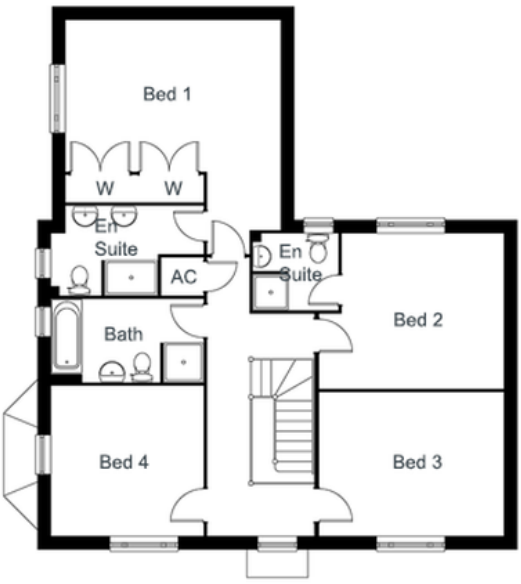
- Stamp duty paid
- Ready for occupation September 2025
- Open plan kitchen/dining room
- Living room
- Study
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Fibre broadband - up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Views 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

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. wardrobes)
- 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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