



**3 Bedroom House - Semi-Detached**  
**located on Park View, Rugby**  
**£320,000**

**UP Estates**



STUNNING SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME | ENVIRONMENTALLY FRIENDLY DESIGN | AIR SOURCE HEAT PUMP | SOUTH-FACING GARDEN | TWO PRIVATE OFF-ROAD PARKING SPACES | NO CHAIN

Located just off Station Avenue on the highly desirable Houlton development, this beautifully presented and energy-efficient three-bedroom semi-detached home combines elegant design with sustainable living. Ideally positioned close to the new David Lloyd Club gym and the proposed Rugby Parkway train station, the property offers excellent lifestyle and future connectivity appeal. Featuring an air source heat pump, the home provides modern comfort with impressively low running costs.

The spacious ground floor offers an impressive open-plan living, kitchen and dining area, ideal for modern family life and entertaining. The contemporary kitchen is finished with quartz worktops, a central island and high-quality fittings throughout, opening out to a south-facing rear garden, perfect for enjoying all-day sunshine. A downstairs WC and a welcoming porch with timber screening add both practicality and style.

Upstairs, the home continues to impress with three generously sized bedrooms. The main bedroom enjoys attractive views over the park and benefits from a stylish ensuite shower room. All bathrooms are fitted with Roca sinks and toilets, complemented by porcelain floor tiles, enhancing the home's modern appeal.

Externally, the property is particularly unique in that it benefits from two private off-road parking spaces, including its own separate and exclusive parking bay, a rare and highly sought-after feature within the development. To the rear is a landscaped, low-maintenance garden with a bike shed. There is also provision for a cable run into the property, allowing for straightforward installation of an EV charger.

Offered with no upward chain, this spacious and turn-key home presents an excellent opportunity for buyers seeking style, sustainability and convenience, ready to move in.

£320,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN LIVING KITCHEN/DINER
- OPEN-PLAN KITCHEN/DINER WITH QUARTZ WORKTOP & ISLAND
- DOWNSTAIRS WC
- MAIN BEDROOM WITH PARK VIEWS & ENSUITE
- TWO FURTHER GENEROUS BEDROOMS
- ENERGY-EFFICIENT AIR SOURCE HEAT PUMP
- SOUTH-FACING LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- READY TO MOVE INTO





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Park View, Houlton, Rugby





Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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