



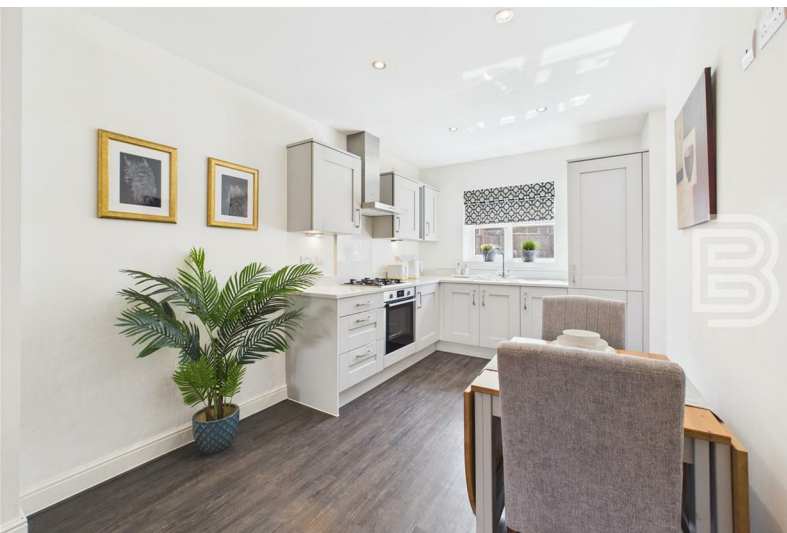
# Ellis Brooke



## 4 Tolsford Road

Houlton, Rugby, CV23 1BG

**Offers in excess of £350,000**



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## Summary

An upgraded four bedroom end of terrace home, located on the popular Houlton development. Built by Morris Homes in 2021, the property has been improved with Amtico flooring, quartz worktops and integrated NEFF appliances.

The ground floor offers an open plan kitchen and living space, along with a separate utility room and WC. Upstairs, there are four bedrooms and two shower rooms.

Outside, there is an enclosed rear garden, off road parking for two vehicles and a single garage. The property also benefits from approximately five years remaining on the NHBC warranty.

## Location

Houlton is well placed for commuters, with easy access to the A428, A5, M1 and M6, plus fast rail links to London Euston in under 50 minutes from Rugby.

The area offers a good range of amenities, including The Tuning Fork restaurant and St Gabriel's CofE Academy, with further well regarded schools nearby in Rugby such as Houlton secondary school, Ashlawn Academy, Rugby High School and Lawrence Sheriff.

For fitness and leisure, the David Lloyd gym provides a full range of facilities, including a spa and outdoor pool.

The development itself is known for its green space, with landscaped parks, tree lined walkways and pedestrian routes throughout, popular with walkers, runners and families.

A well connected and thoughtfully designed location, Houlton continues to appeal to buyers looking for a balance of convenience and outdoor space.

## Entrance Hall

Enter via composite door. AMTICO luxury vinyl flooring. uPVC sash style window to side elevation. Built in cupboard. Doors to further accommodation. Stairs to first floor. Radiator. Door into:

## WC

Tiled flooring. Half tiled wall. Wash hand basin with mixer tap. Low flush WC. uPVC obscure window to the side elevation. Radiator.

## Lounge/Diner/Kitchen

Open plan living and kitchen facilities with a continuation of the AMTICO flooring. uPVC windows to the front and rear elevation. Two radiators. Kitchen area has a range of base and eye level units and Quartz worktops above. Built in one and a half sink with mixer tap and Quartz grooves acting as a draining area. Built in 4 ring gas NEFF hob, oven and extractor fan. Built in fridge freezer. Opening into

## Utility Room

Continuation of AMTICO flooring. Built in dishwasher. Space and plumbing for washing machine. Wall mounted boiler housed by a cupboard. Door back into entrance hall. Radiator. Obscure composite door to rear garden.

## First floor landing

uPVC window to the front elevation. Radiator. Stairs to second floor. Doors to further accommodation.

## Bedroom One

uPVC sash style window to the front elevation. Radiator. Door into:

## Bedroom Two

Optional built in wardrobes. Two uPVC sash style windows to the rear elevation. Two radiators.

### En Suite

Double shower cubicle with mixer shower. Wash hand basin with pedestal and mixer tap. Low flush WC. Half tiled walls and fully tiled in shower area. Tiled floor. Heated towel rail. Extractor fan.

### Second floor landing

uPVC window to the side elevation. Cupboard housing hot water cylinder. Doors to further accommodation.

### Bedroom Three

uPVC window to the front elevation. Radiator.

### Bedroom Four

uPVC window to the rear elevation. Radiator.

### Shower Room.

Shower cubicle with mixer shower. Low flush WC. Wash hand basin and mixer tap. uPVC obscure window to the side elevation. Heated towel rail. Extractor fan.

### Rear garden

Mainly laid to lawn with fencing to boundaries and a side gate to parking and garage. Outside light. Outside tap.

### Front garden.

Wrought iron gate and pathway leading to front door, Small hedgerow to boundaries.

### Parking

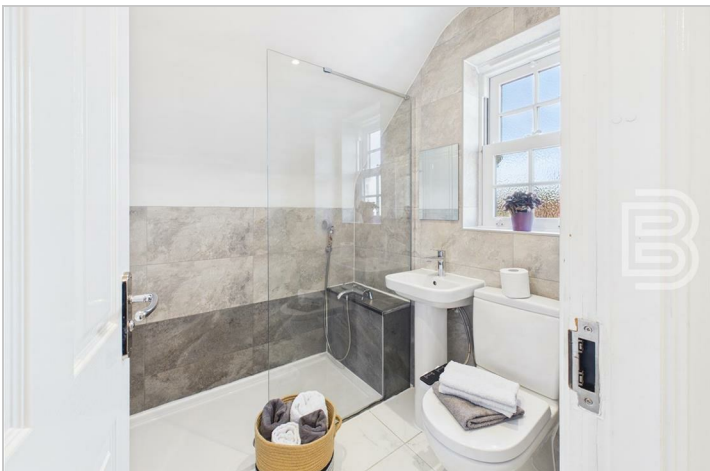
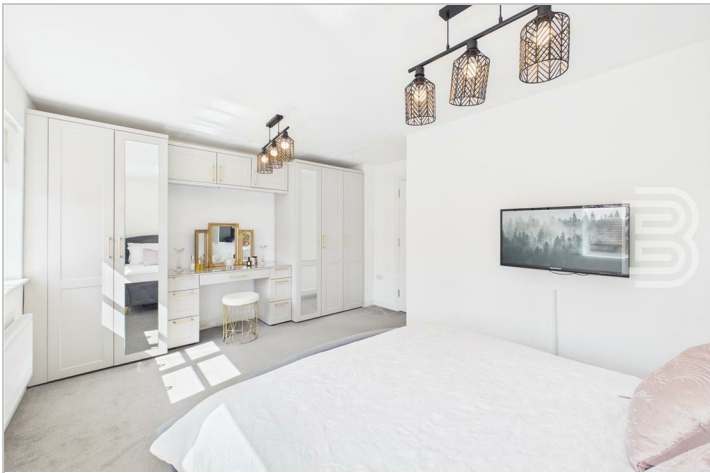
Tarmac driveway leading to garage.

### Single garage

With up and over door. Light and power.

### Money laundering regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



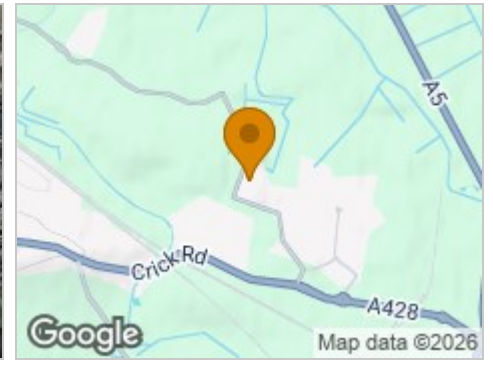
## Road Map



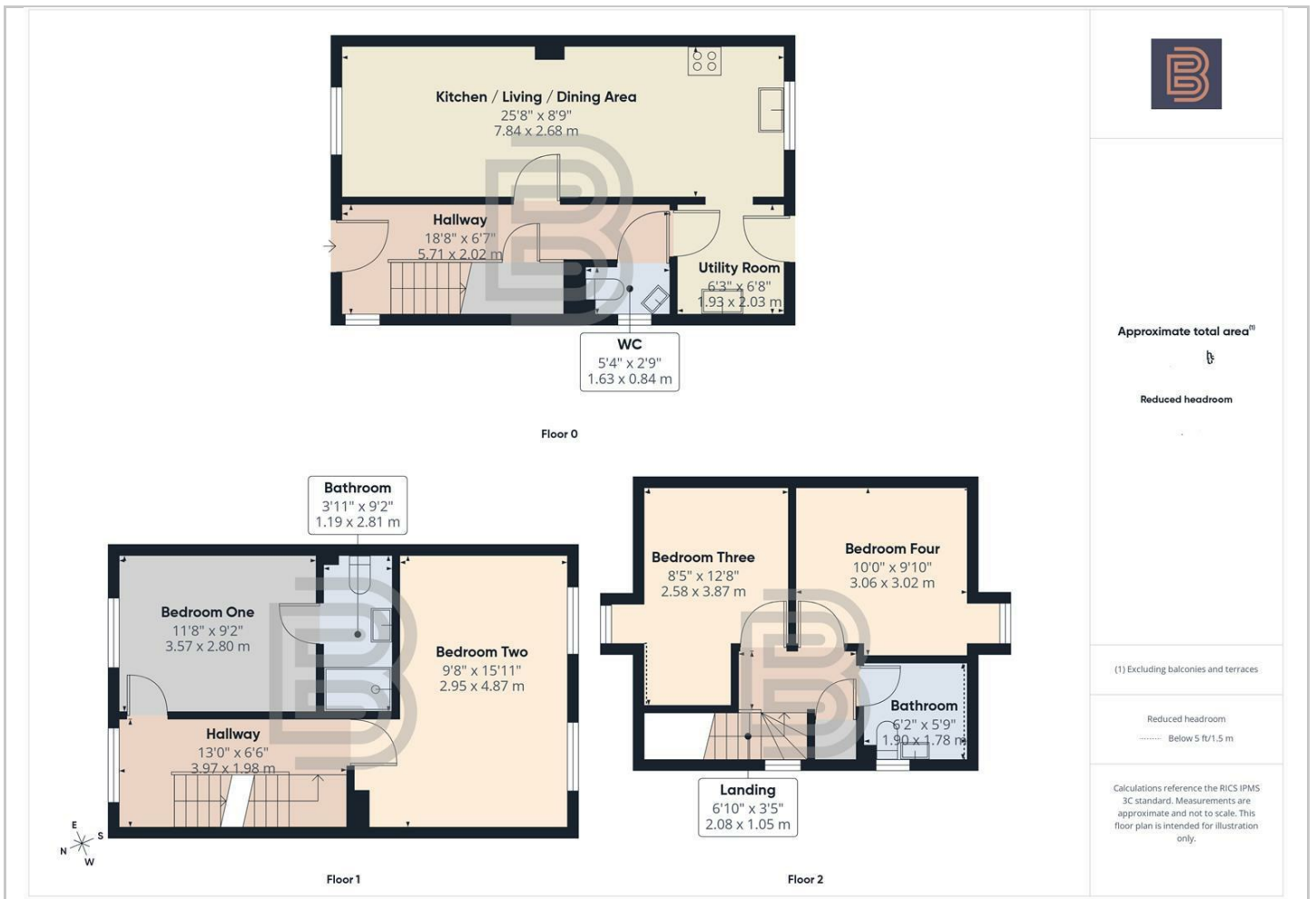
## Hybrid Map



## Terrain Map



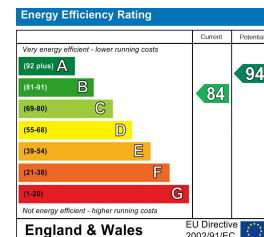
## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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