



EDWARD KNIGHT
ESTATE AGENTS

36 TOLSFORD ROAD, HOULTON, RUGBY, CV23 1BG

£339,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculately presented, show home condition three-bedroom semi-detached residence, built in 2022 by the highly regarded Morris Homes. Combining contemporary design with quality craftsmanship, this modern home offers stylish, low-maintenance living in a desirable and well-connected location.

Upon entering, you are greeted by a bright and welcoming entrance hall, providing access to a convenient ground floor WC and a spacious living room-a perfect setting for relaxing or entertaining, beautifully decorated and filled with natural light.

To the rear of the property lies a stunning open-plan kitchen/dining room, finished in a contemporary style with sleek cabinetry, integrated appliances, and ample space for family dining. Elegant French doors open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living and creating an ideal space for entertaining during the warmer months.



The first floor offers three generously sized bedrooms, each presented in pristine condition. The master bedroom features a stylish en suite shower room, while the additional bedrooms are served by a modern family bathroom, fitted with a high-quality suite and contemporary tiling.

Externally, the property continues to impress with a beautifully landscaped rear garden, designed for ease of maintenance and enjoyment. A brick-built

detached garage with power, lighting, and an off-road parking space further enhances the property's appeal.

Additional benefits include gas central heating, uPVC double glazing, and the reassurance of a recently built home with modern efficiency standards.

Offered for sale with no onward chain, this exceptional property is ready for immediate occupation. Early internal inspection is highly recommended to fully appreciate the quality and presentation on offer.

Viewings are strictly by appointment through Edward Knight Estate Agents, Regent Street offices.

PROPERTY LOCATION

Houlton is ideally situated for commuters, offering excellent connectivity to the surrounding region and beyond. Major road networks, including the A428, A5, M1, and M6, are all within easy reach, providing seamless access to key commercial and leisure destinations. For those travelling to London, the area benefits from a fast train service to Euston, with journeys taking under 50 minutes, making it a highly attractive location for professionals seeking the convenience of rapid city access.

The community itself is well-served with a range of amenities. Residents can enjoy Houlton's own highly regarded restaurant, The Tuning Fork, offering an excellent dining experience, alongside outstanding educational provision such as St Gabriel's CofE Academy. Additional reputable schools are easily accessible in nearby Rugby,



including Ashlawn Academy, Rugby High School for Girls, and Lawrence Sheriff School for Boys, all renowned for their strong academic standards.

Houlton also caters to health, fitness, and leisure enthusiasts. The development is home to a brand-new David Lloyd Gym, featuring a comprehensive range of sporting facilities, a luxurious spa, and an outdoor swimming pool, ensuring residents have everything needed for an active and healthy lifestyle.







The development itself is exceptionally picturesque, with beautifully landscaped parks, tree-lined walkways, and illuminated pedestrian paths weaving throughout the community. These areas are particularly popular with walkers, joggers, and families, providing a safe and scenic environment to enjoy outdoor activities. With its combination of modern amenities, excellent transport links, and thoughtfully designed green spaces, Houlton offers an enviable lifestyle for families, professionals, and commuters alike.

BEDROOM THREE

9' 1" x 6' 4" (2.77m x 1.93m)

BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m)

GARAGE

19' 5" x 10' 1" (5.92m x 3.07m)

AGENTS NOTES

We are advised by the vendor there is an Estate Charge of approximately £380.00 per annum.



ENTRANCE HALL

12' 2" x 6' 9" (3.71m x 2.06m)

GROUND FLOOR CLOAKROOM

6' 5" x 3' 2" (1.96m x 0.97m)

LOUNGE

15' 7" x 12' 2" (4.75m x 3.71m)

KITCHEN/DINING ROOM

15' 7" x 9' 8" (4.75m x 2.95m)

LANDING

BEDROOM ONE

12' 3" x 9' 5" (3.73m x 2.87m)

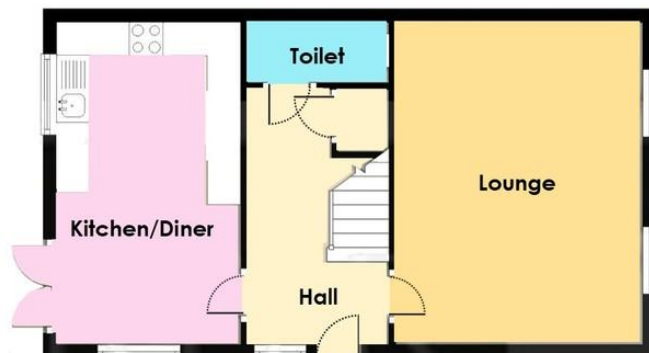
EN-SUITE SHOWER ROOM

7' 1" x 5' 9" (2.16m x 1.75m)

BEDROOM TWO

9' 4" x 8' 6" (2.84m x 2.59m)





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		