



EDWARD KNIGHT
ESTATE AGENTS

7 COLUMBIA STREET, HOULTON, RUGBY, CV23 1AZ

OFFERS OVER £440,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this modern detached property which was built in 2021 and is located in the highly sought location of Houlton.

The property comprises of an entrance hall, ground floor cloakroom, living room with French doors leading onto the rear garden, kitchen/dining room with integrated appliance and bi-fold doors providing access onto the rear garden and a utility room. To the first floor there are four double bedrooms, the master bedroom having an en-suite shower room, and a family bathroom.

Externally, the property is situated on a private tandem driveway leading to off road parking and the single garage. The enclosed garden has been landscaped with lawn and a patio area ideal for al-fresco dining/entertaining. To the front the property is overlooking the green area.

The property benefits from double glazing, gas central heating, a convenient electric car charging point, and a HIVE heating control system. Furthermore, the property benefits from approximately 5 years remaining on the NHBC warranty.

Early internal viewing is highly recommended to appreciate the property on offer.

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.

ENTRANCE HALL

12' 5" x 6' 4" (3.78m x 1.93m)

GROUND FLOOR CLOAKROOM

6' 3" x 3' 2" (1.91m x 0.97m)

LIVING ROOM

20' 9" x 12' 1" (6.32m x 3.68m)





KITCHEN/DINING ROOM

21' 7" x 11' 8" (6.58m x 3.56m)

UTILITY ROOM

4' 3" x 6' 3" (1.3m x 1.91m)

LANDING

11' 5" x 9' 5" (3.48m x 2.87m)

BEDROOM ONE

11' 3" x 11' 2" (3.43m x 3.4m)

EN-SUITE SHOWER ROOM

9' 3" x 5' 2" (2.82m x 1.57m)

BEDROOM TWO

12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM THREE

9' 3" x 8' 7" (2.82m x 2.62m)

BEDROOM FOUR

10' 9" x 7' 8" (3.28m x 2.34m)

BATHROOM

10' 2" x 5' 9" (3.1m x 1.75m)

GARAGE**AGENTS NOTES**

The property is Freehold. We are advised by the vendors that there is an Estate Charge payable. This is currently £380.00 per annum.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		