



33 Great Brook Ground, Rugby, CV23 1DR

Offers In Excess Of £450,000

Outstanding four bedroom detached home offered with NO CHAIN! Situated within the Houlton development, the perfect setting for families and working professionals, quiet location with lovely views over the countryside. This Redrow home has the benefit of many upgraded extras, including beautiful engineered wood flooring across the whole of the ground floor, Victorian style floor tiling in all bathrooms, custom-made shutters and blinds and many more. Immaculate and stylish throughout, this property is ready to move straight in.

Step inside into the bright entrance hall, the property immediately has a warm welcoming feel. Ground floor cloakroom, through to the lounge which is the perfect place to relax, full of natural light and views out to the front of the property. Stunning large open plan kitchen/diner perfect for dinner parties and entertaining, featuring upgraded appliances, upgraded Silestone kitchen surfaces, laundry cupboard, custom made curtains and bi-folding doors out to the rear garden. Stairs and landing to the first floor has all been fitted with luxury carpet throughout. Four generous size bedrooms, the master bedroom is bright and spacious, having shutters, fitted wardrobes and upgraded en-suite shower room with stunning stylish tiles. Bedroom two also benefits from built-in wardrobes and custom made black out Roman blinds, two further generous size bedrooms. The luxurious bathroom, features stunning tiles and built-in bathroom cabinets and drawers. Outside the property has an impressive frontage, driveway providing off street parking for multiple vehicles leading to the garage. Delightful rear garden, perfect for soaking up the sunshine on a summers day, with extra patio space, laid lawn, outside lighting and an outdoor electrical socket. This property is not to be missed, so call to book your viewing today!

Approach



Kitchen/ Dining Room

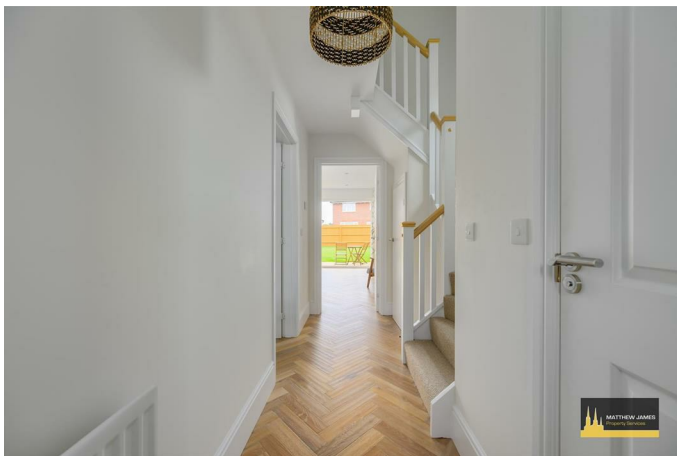
19'8 x 14'9 (5.99m x 4.50m)



Upstairs Landing

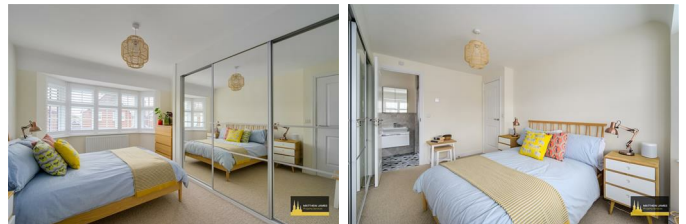


Entrance Hall



Bedroom One

14'2 x 10'10 (4.32m x 3.30m)

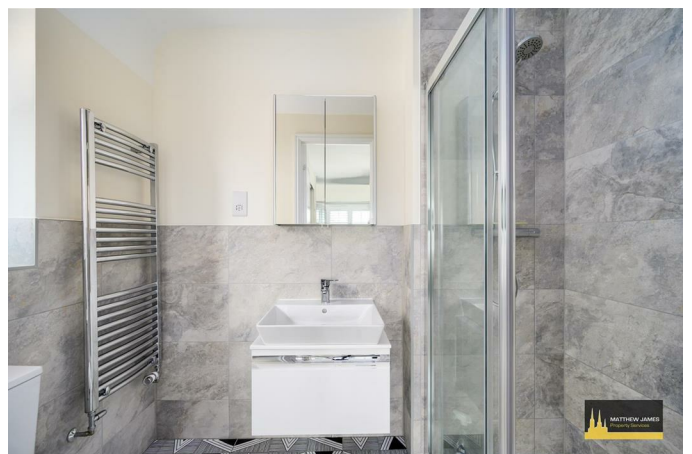


Cloakroom



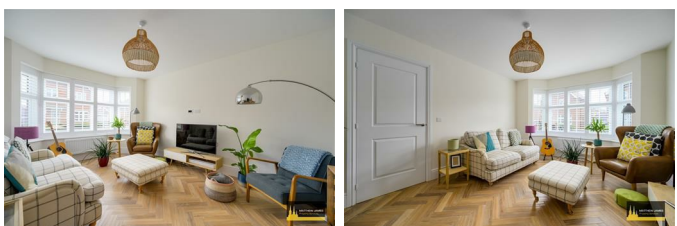
En-Suite

7'6 x 4'7 (2.29m x 1.40m)



Lounge

16'4 x 11'6 (4.98m x 3.51m)



Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)



Bathroom

6'9 x 5'9 (2.06m x 1.75m)



Bedroom Three

9'5 x 7'8 (2.87m x 2.34m)



Rear Garden



Bedroom Four

8'6 x 7'3 (2.59m x 2.21m)



Driveway

Garage

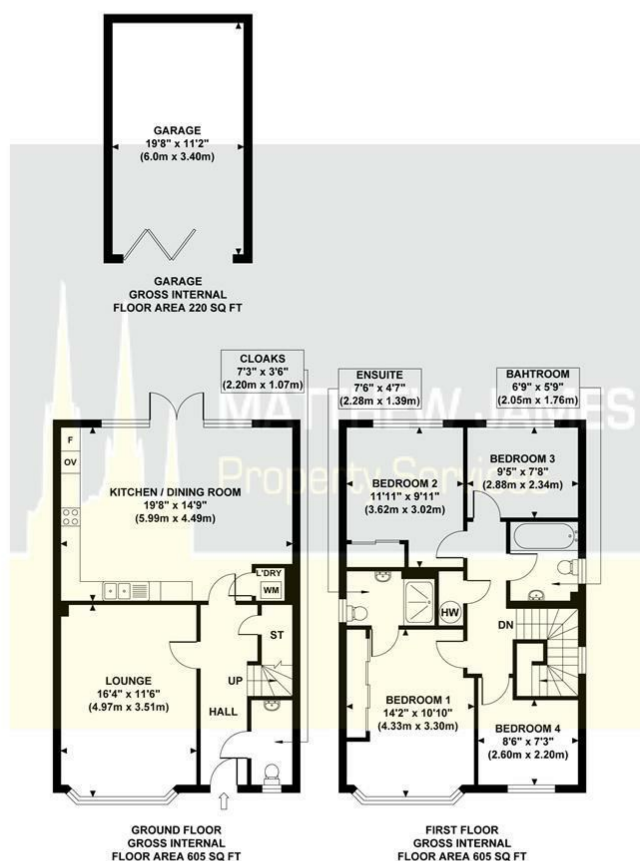
19'8" x 11'1" (6 x 3.4)



Floor Plan

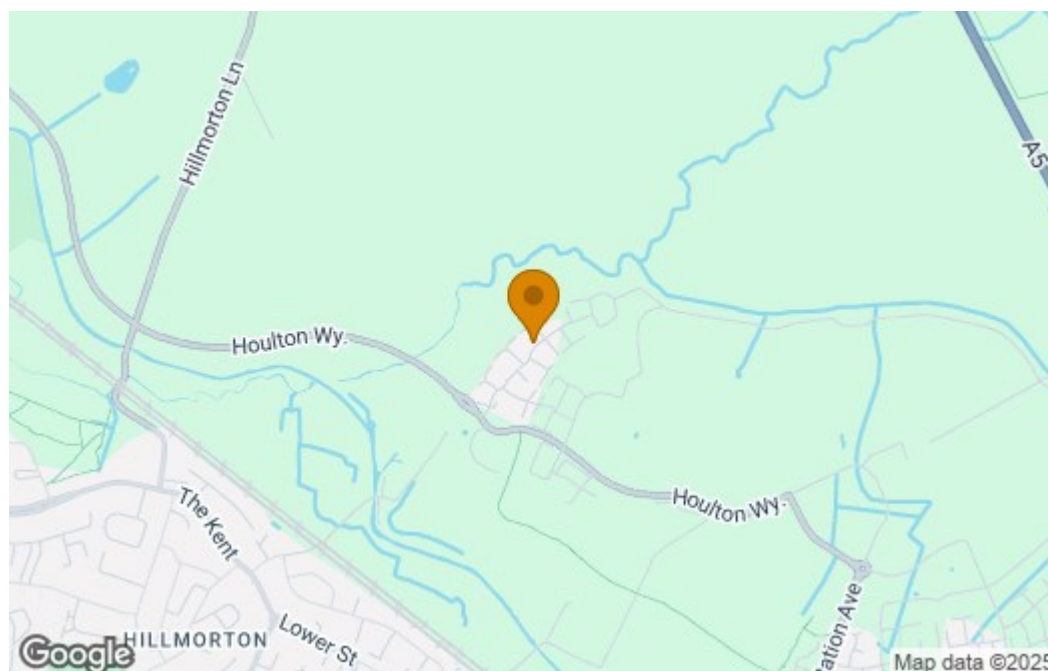
GREATBROOK

Approximate Gross Internal Area 1430 sq ft / 132.80 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		84	94
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

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