MATTHEW JAMES
Property Services

33 Great Brook Ground, Rugby, CV23 1DR
Offers In Excess Of £450,000

Outstanding four bedroom detached home offered for sale 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 added 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 extras. 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 for convenience, 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 bifolding 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 benefiting 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

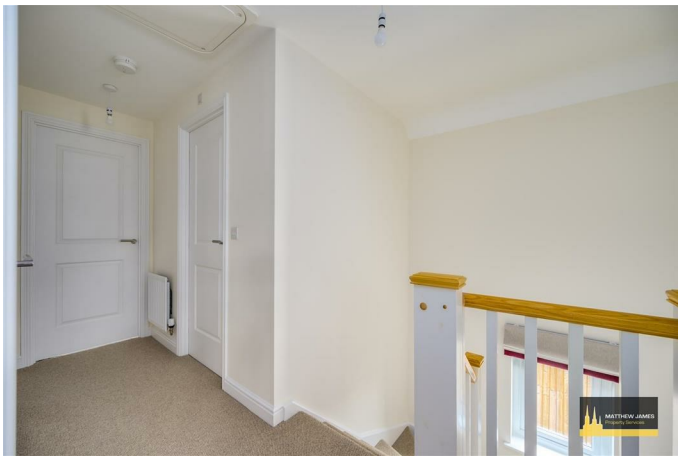
Entrance Hall

Cloakroom

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

Kitchen/ Dining Room
19'8 x 14'9 (5.99m x 4.50m)

Upstairs Landing



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

En-Suite
7'6 x 4'7 (2.29m x 1.40m)

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

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

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

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

Rear Garden

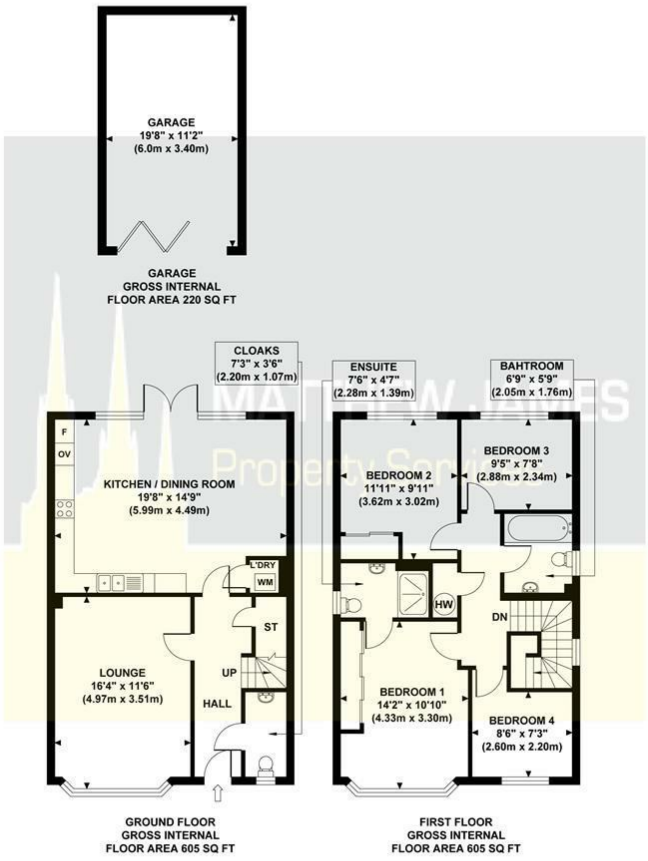
Driveway

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

Floor Plan

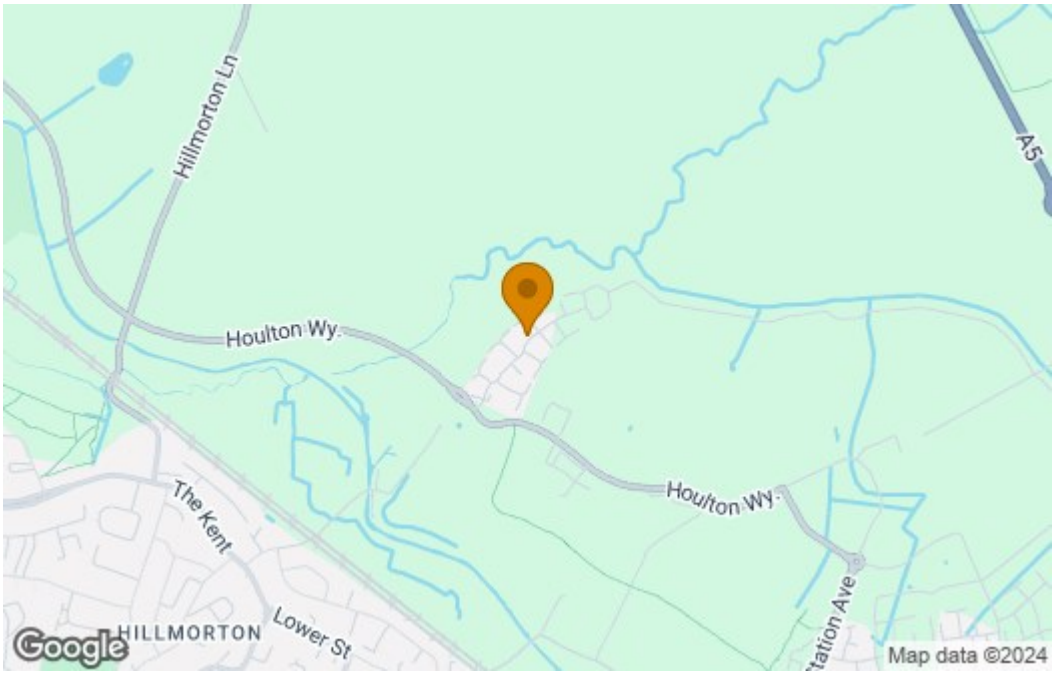
GREATBROOK

Approximate Gross Internal Area 1430 sq ft / 132.80 sq m

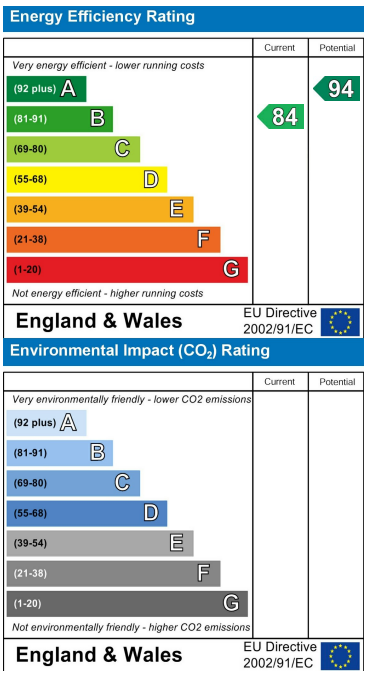


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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