



Connells

Windmill Close
Rugby



Property Description

****FANTASTIC FIVE BEDROOM DETACHED FAMILY HOME APPROXIMATELY 2,500 SQFT**** in the sought after area of Hillmorton. Windmill Close is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes

The property briefly comprises of entrance hall, lounge, open plan living dining kitchen, utility, home office & downstairs shower room. On the first floor there are four generous bedrooms with ensuite to bedroom two and a family bathroom and to the second floor there is the fabulous master suite with ensuite. This property also benefits from off road parking with an integral garage and an enclosed rear garden. Viewing is highly recommended for this immaculate and versatile home!

Approach

Entrance Hall

Having underfloor heating, staircase rising to first floor landing and door through to garage. Door through to;

Lounge

15' 1" x 12' 7" (4.60m x 3.84m)
Window to front, underfloor heating.

Kitchen

14' 3" x 15' 2" (4.34m x 4.62m)
Fitted with a range of wall and base mounted units with complimentary work surfaces and sink. Integrated appliances to include double oven, induction hob with extractor hood over, dishwasher and fridge freezer. Having windows to side and rear with French doors overlooking and leading to rear garden, breakfast bar and ample room for dining table and seating. Underfloor heating.

Utility Room

5' 4" x 8' 11" (1.63m x 2.72m)
Wall and base mounted units with complimentary work surfaces, space for washing machine and side access to rear garden. Underfloor heating.

Downstairs Shower Room

Partially tiled with low-level WC, wash handbasin and shower unit.

Study

10' 5" x 11' 6" (3.17m x 3.51m)

Window to rear, underfloor heating.

Landing

Staircase rising from entrance hall, storage cupboard and staircase rising to second floor.

Bedroom Two

15' 9" x 12' 5" (4.80m x 3.78m)

Window to front, fitted wardrobes.

En-Suite

Comprising of low-level WC, wash handbasin and double shower unit with shower over Fully tiled with heated towel rail and window to side.

Bedroom Three

14' 3" x 12' 9" (4.34m x 3.89m)

Window to rear, fitted wardrobes.

Bedroom Four

13' 5" x 10' 5" (4.09m x 3.17m)

Window to rear, space for wardrobes.

Bedroom Five

11' 6" x 14' 2" (3.51m x 4.32m)

Window to front, space for wardrobes.

Bathroom

Comprising of low-level WC, wash hand basin, fitted bath and fitted double shower unit with shower over. Fully tiled with heated towel rail and window to side.

Second Floor Landing

Staircase rising from first floor landing, window to side.

Master Suite

15' 9" Maximum x 16' 6" Maximum (4.80m Maximum x 5.03m Maximum)

Window to rear, space for wardrobes.

En-Suite

Comprising of low-level WC, wash hand basin, shower unit with shower over, heated towel rail and window to side.

Rear Garden

Enclosed landscaped rear garden laid to lawn and patio with side access.

Garage

18' 2" x 8' 5" (5.54m x 2.57m)

Having underfloor heating and potential to convert with light, power and up and over door. Window to side,

Front Of Property

Access to garage, side access to garden and parking for multiple vehicles. Solar panel to front elevation owned outright.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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