



**Connells**

Windmill Drive  
RUGBY



### Property Description

Connells are delighted to offer the opportunity to acquire this well presented, four bedroom detached family home on Windmill Drive in Hillmorton, Rugby. Windmill Drive briefly comprises of entrance hall, downstairs WC, lounge, modern open plan kitchen/diner, utility room, four spacious bedrooms with en suite to master & bedroom two, and family bathroom. Externally, there is a lovely front & rear garden, integrated single garage and off road parking for two/three vehicles. The property also benefits from gas central heating & Upvc Double Glazing throughout.

Windmill Drive is in the catchment area for Padox 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 5 minute 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, 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.

Viewings are essential on this must see home - call us today on 01788 579880.

### Front Of Property

To the front of the property there is a small lawn, driveway for two/three cars and front access to the integrated garage. Main entrance door leads to;

### Entrance Hall

In the welcoming entrance hall you are presented with stairs rising to the first floor and access doors to downstairs reception rooms.

### Downstairs Cloakroom

Low level WC and sink.

### Lounge

16' 3" x 11' ( 4.95m x 3.35m )  
Spacious family lounge with bay window to front and double doors leading to;

### Kitchen/Diner

20' 7" x 12' 7" ( 6.27m x 3.84m )  
A fantastic modern open plan kitchen/diner with integrated appliances, space for family dining table and double doors to garden.

### Utility Room

9' 1" x 5' 6" ( 2.77m x 1.68m )  
Off kitchen with sink, boiler and access door to rear.

### Landing

Access doors to upstairs reception rooms.

## Bedroom One

15' 7" x 14' ( 4.75m x 4.27m )

Fitted wardrobe and window to front.

## En Suite

En suite to bedroom one with shower, sink and low level WC.

## Bedroom Two

16' 1" x 12' 3" ( 4.90m x 3.73m )

Window to front.

## En Suite

En suite to bedroom two with shower.

## Bedroom Three

10' 2" x 10' ( 3.10m x 3.05m )

Window to rear.

## Bedroom Four

9' 8" x 9' ( 2.95m x 2.74m )

Window to rear.

## Family Bathroom

Built in bath with shower, low level WC, sink and window to rear.

## Garage

17' 4" x 9' 7" ( 5.28m x 2.92m )

Integrated single garage with light and power.

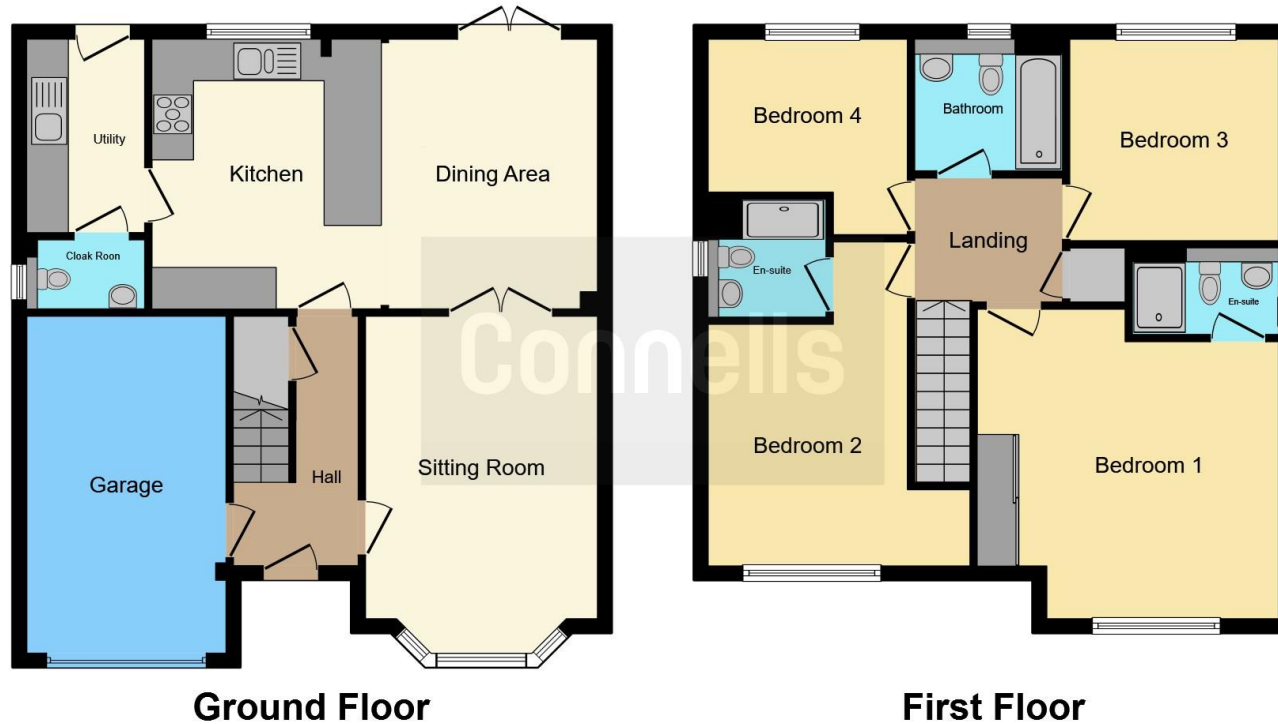
## Rear Of Property

The rear is enclosed by timber fencing and is laid to lawn with a patio and stoned areas ideal for al-fresco dining/entertaining. There is also an electric vehicle charging point.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106548](http://connells.co.uk/Property/RBY106548)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY106548 - 0010