



Springwood Gate  
Windmill Heights  
£285,000



\*\*\* WOW! PRESENTED LIKE A SHOW HOME - SUPERB POSITION - MODERN DEVELOPMENT \*\*\*. Mark Webster estate agents are delighted to be able to offer for sale this truly stunning 3 bedroom semi detached property that was built by the highly regarded builders 'Owl Homes'. Viewing is considered essential.

Set within the highly desirable Windmill Heights development, this exceptional three-bedroom semi-detached home presents a rare opportunity to acquire a modern property that blends stylish design with practical family living. From its well-maintained frontage to its thoughtfully landscaped rear garden, every aspect of this home has been carefully planned and beautifully presented, making it truly ready to move straight into.

The accommodation begins with a welcoming entrance hallway, finished with a guest WC for added convenience. To the front of the home lies a spacious contemporary fitted kitchen, designed with both function and style in mind. Complete with sleek high-gloss cabinetry, integrated appliances, and generous work surfaces, it is a kitchen that balances everyday use with a touch of modern elegance.

The heart of the home can be found to the rear, where a spacious lounge and dining area spans the width of the property. This inviting room is filled with natural light thanks to French doors that open directly onto the private garden, seamlessly extending the living space during the warmer months. The layout is perfectly suited for family life, while also offering a stylish setting for entertaining guests.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room, creating a private retreat for the homeowners. The two additional bedrooms are versatile in size, making them suitable as children's rooms, guest bedrooms, or even a dedicated home office. Completing the first floor is a modern family bathroom, finished to a high standard with contemporary fittings.

Externally, the property boasts excellent kerb appeal, with a neat frontage and driveway parking for multiple vehicles. To the rear, the garden has been thoughtfully landscaped to provide both style and practicality, offering a combination of patio seating, decorative slate chippings, and fenced boundaries, an ideal space for outdoor dining, play, or simply unwinding in the sun.

The property is located on the highly sought-after Windmill Heights development, a popular residential area that combines the appeal of modern housing with easy access to everyday amenities. Nuneaton town centre is just a short distance away, offering an excellent choice of shops, supermarkets, cafés, and restaurants, along with leisure and entertainment facilities.

For families, the area is well-served by a selection of reputable local schools for all ages, while commuters will appreciate the superb transport links. The A5, M42, and M6 are all within easy reach, providing direct road connections to Birmingham, Coventry, Leicester, and beyond. Nuneaton railway station also offers frequent services to Birmingham New Street, Coventry, and London Euston, making this an excellent location for professionals who need to travel. In addition to its urban convenience, the area also offers access to green spaces and countryside. Hartshill Hayes Country Park and the Arbury Estate provide scenic walking and cycling routes, while local parks and recreational facilities ensure plenty of options for outdoor leisure.





**GUEST WC** - 7' 1" x 3' 8" (2.16m x 1.12m)

**SUPERB KITCHEN** - 11' 4" x 8' 8" (3.45m x 2.64m)

**LOUNGE/DINER** - 16' 3" x 13' 0" (4.95m x 3.96m)

**BEDROOM ONE** - 12' 9" x 8' 8" (3.89m x 2.64m)

**ENSUITE** - 8' 8" x 3' 9" (2.64m x 1.14m)

**BEDROOM TWO** - 11' 5" x 8' 8" (3.48m x 2.64m)

**BEDROOM THREE** - 9' 8" x 7' 2" (2.95m x 2.18m)

**FAMILY BATHROOM** - 7' 1" x 6' 3" (2.16m x 1.91m)

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**MAINTENANCE CHARGE:** £700 per year.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

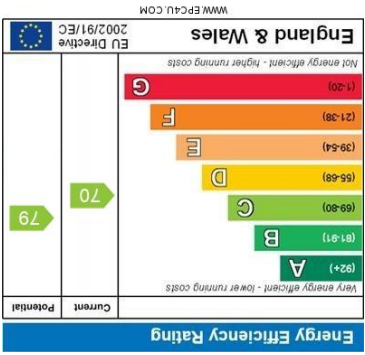
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TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.  
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