

Windmill Close, Hillmorton,
Asking Price £425,000

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Windmill Close, Hillmorton, , Rugby

Complete Estate Agents are proud to introduce this impressive detached house, in the charming area of Windmill Close, Hillmorton, Rugby. The property offers a perfect blend of modern living and spacious comfort. Built in 2012, the property spans an impressive 1,830 square feet, providing ample room for families of all sizes.

Upon entering, you will be greeted by three well-appointed reception rooms, ideal for both entertaining guests and enjoying quiet family time. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. With five generously sized bedrooms, there is plenty of room for everyone to unwind and relax. The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The property also boasts convenient parking for up to three vehicles, making it easy for you and your guests to come and go with ease. Located in a desirable neighbourhood, this home is perfect for those seeking a peaceful yet connected lifestyle.

With its modern features and spacious design, this delightful house is a wonderful opportunity for anyone looking to settle in the vibrant community of Hillmorton. Don't miss the chance to make this exceptional property your new home.

Entrance
Tiled Flooring throughout and stairs leading to First Floor and doors leading to downstairs rooms.

Downstairs WC
Having Low Level WC, Wash Hand Basin, Radiator, Tiled Flooring and tiling to splashback areas

Study 9'1" x 8'5" (2.77 x 2.59)
Window to Front, Radiator and Laminate Flooring.

Lounge 16'7" x 12'2" (5.08 x 3.71)
Double Glazed French Windows into Garden. Double Radiator and Laminate Flooring throughout.

Kitchen/Dining Room 22'8" x 9'8" (6.93 x 2.95)
Having Base, Drawer and Wall Units with worktops, tiling to splash back areas, one and a half bowl sink and drainer and mixer tap. Integrated Gas Hob with electric oven and overhead extractor unit. Integral Fridge, freezer and dishwasher. Tiled Flooring throughout. Velux Skylight Windows and Double doors leading into the garden.





First Floor Landing
Stairs leading to Top Floor and door leading to Bedrooms. Airing Cupboard

Bedroom Two 11'1" x 10'2" (3.40 x 3.10)
Double Glazed Window to Rear, Radiator and Fitted Wardrobes.

En-Suite Shower Room
Fitted with a white Suite comprising of Shower Cubicle, wash hand basin, and WC. Tiling to splash back areas and tiled flooring. Radiator.

Bedroom Three 13'3" x 10'11" (4.04 x 3.33)
Double Glazed Window to Front, Radiator and Fitted Wardrobes.

Bedroom Four 11'6" x 8'3" (3.53 x 2.54)
Double Glazed Window to Rear. Radiator and Fitted Wardrobes.

Bedroom Five 10'7" x 8'3" (3.23 x 2.54)

Landing
Double Glazed Windows, Doors connecting through to Master Bedroom.

Master Bedroom 13'1" x 12'2" (4.01 x 3.73)
Double Glazed Side Window, Radiator, Fitted Wardrobes, Two Skylight Windows.

En-Suite Shower Room
Fitted with a white suite. Shower Cubicle, Low Level WC, Wash Hand Basin, Tiling to splash back areas and tiled flooring. Double Glazed Skylight Window.

Garden

Integral Garage & Driveway
With up and over door.

Service Charge
Yearly service charge of £500.00 per annum as per July 2026 data

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Location







Windmill Close is a highly regarded residential address within the sought-after Hillmorton area, positioned on the edge of the countryside and ideal for those who enjoy outdoor living. The location offers easy access to a variety of countryside walks, including the popular Hillmorton canal, which provides scenic routes for walking, running and cycling. The area is also well served by a selection of local pubs, including the well-known Bell Inn, contributing to Hillmorton's strong community feel.



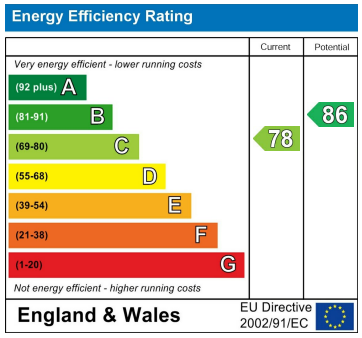


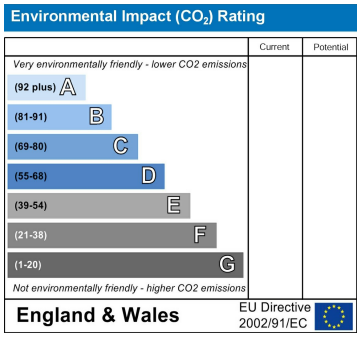




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







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