

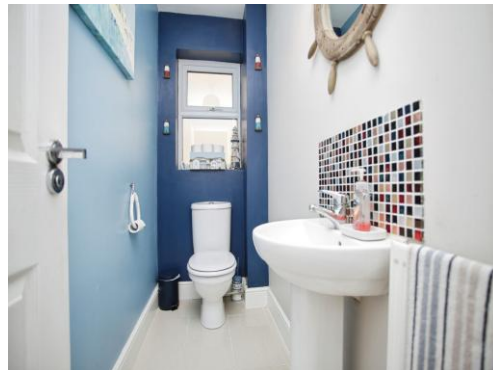


**Connells**

Windmill Close  
RUGBY

# Windmill Close RUGBY CV21 4EJ

for sale offers in the region of  
**£475,000**



## Property Description

Connells are delighted to bring to market this impressive three storey, detached family home on Windmill Close in Hillmorton, Rugby. This fantastic home in brief comprises of; entrance, downstairs cloakroom, study, family lounge, open plan kitchen/diner, utility room, five generous bedrooms with two en suites, and a family bathroom. Externally, there is a low maintenance rear garden, single detached garage, plus allocated off road parking for approximately two vehicles. This property also benefits from gas central heating and double glazing.

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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing!

## Entrance

A welcoming entrance hall with stairs rising to the first floor landing and a built in storage cupboard.

## Downstairs Cloakroom

With a low level WC, sink & window to the side aspect.

## Study

An ideal home office/versatile reception room with a window to the front aspect.

## Lounge

Family lounge featuring a built in storage cupboard and window to the front aspect.

## Utility Room

Featuring space for a washing machine and tumble dryer, boiler and a door providing side access.

## Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, with integrated appliances including an oven, induction hob, extractor fan, fridge freezer, dish washer and sink & drain. There is also double doors leading to the rear garden and a window to the rear aspect.

## Landing

First floor landing with a built in airing cupboard, and stairs rising to the second floor.

## Bedroom One

The spacious master bedroom is located on the first floor, and features a built in wardrobe with sliding doors, two skylight windows, plus a window to the side aspect.

## En Suite One

En suite off bedroom one with a double walk in shower, low level WC, sink and a skylight window.

## Bedroom Two

Bedroom two is located on the first floor, featuring a built in wardrobe with sliding doors and a window to the rear aspect.

## En Suite Two

En suite off bedroom two with a walk in shower, low level WC, sink and window to the side aspect.

## Bedroom Three

Bedroom three is located on the first floor, featuring space for a wardrobe and window to the rear aspect.

## Bedroom Four

Bedroom four is located on the first floor, featuring a built in wardrobe with sliding doors, loft hatch providing loft access and window to the front aspect.

## Bedroom Five

Bedroom five is located on the first floor, featuring a built in wardrobe with sliding doors and window to the front aspect.

## Bathroom

Family bathroom on the first floor with a built in bath and shower over, low level WC, sink and frosted window to the front aspect.

## Rear Garden

A good sized, low maintenance rear garden with lovely open views, artificial grass, and side accessibility.

## Garage

Single detached garage with light and power & up and over door.

## Parking

Allocated off road parking for approximately two vehicles to the side of the property.

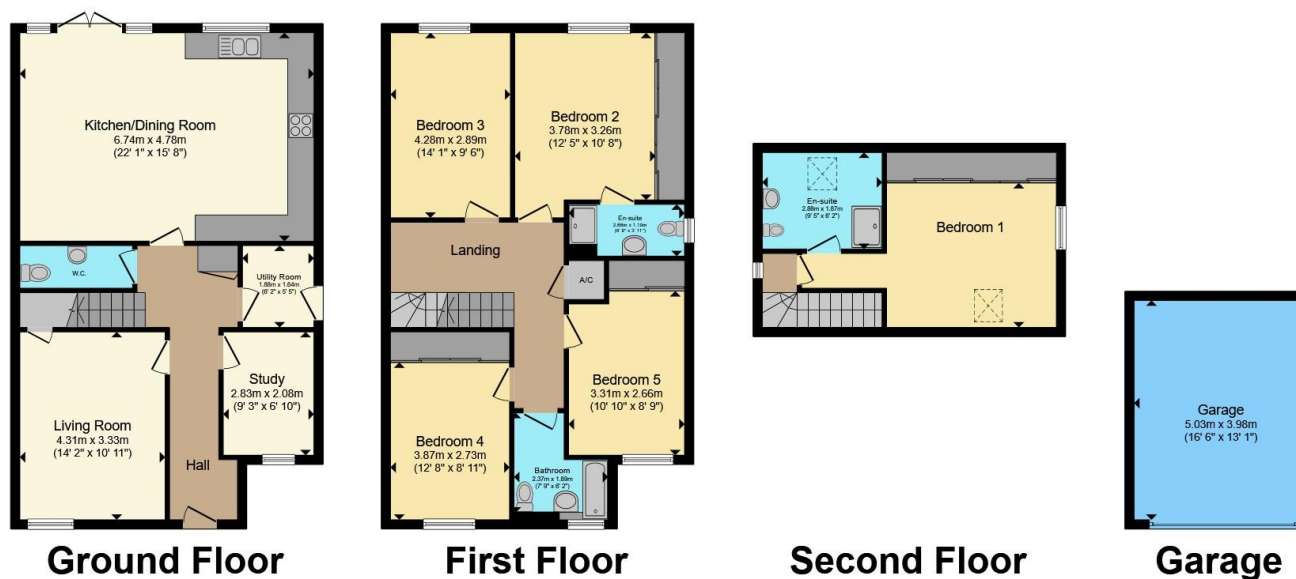
## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 192.5 m<sup>2</sup> (2,072 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY108156](http://connells.co.uk/Property/RBY108156)**



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.

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