



10 WINDMILL CLOSE

£475,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4EJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern five bedroom detached family home situated in a quiet cul-de-sac in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of shops and stores, bus routes to all areas and OFSTED rated schools for all ages.

The property is also conveniently located for commuter access to the surrounding M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to London Euston and Birmingham New Street in under an hour.

The accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. There is a lounge, study, modern fitted kitchen/dining room with integrated appliances and a separate utility room.

To the first floor, there are four well proportioned bedrooms with an en-suite shower room to the guest bedroom and a family bathroom fitted with a four piece white suite.

To the second floor, there is a spacious master bedroom with built in wardrobes and an en-suite shower room.

The property benefits from gas fired central heating to radiators, Upvc double glazing and has an internal air circulation system.

Externally, to the front, there is off road parking which leads to a single integral garage with an up and over door. The enclosed rear garden is predominantly laid to lawn with a paved patio area, ideal for al fresco dining and entertaining.

Early viewing is highly recommended.

AGENTS NOTES

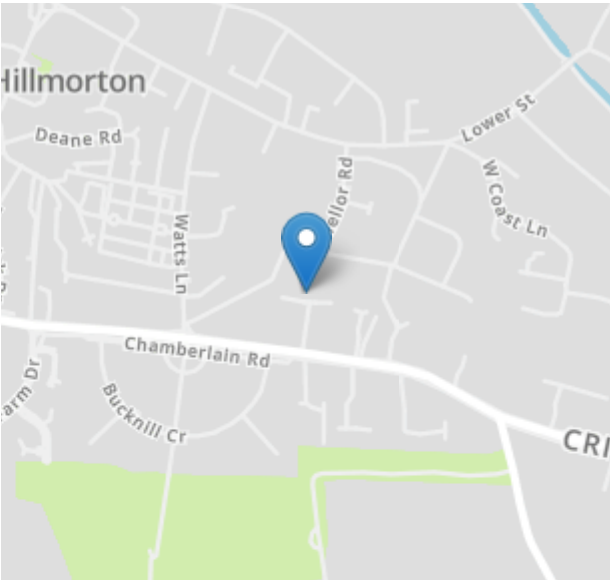
Council Tax Band 'E'.
Estimated Rental Value: £1600 pcm approx.
What3Words: ///bother.cracks.jumps

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern and Well Presented Five Bedroom Detached Property in Popular Residential Location**
- **Accommodation Set Over Three Floors**
- **Lounge, Study and Ground Floor Cloakroom/W.C.**
- **Fitted Kitchen/Dining Room with Integrated Appliances and Separate Utility Room**
- **Family Bathroom with Four Piece White Suite and Two Further En-Suites**
- **Upvc Double Glazing, Gas Fired Central Heating and Internal Air Circulation System**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Study
8' 1" x 8' 0" (2.46m x 2.44m)
Ground Floor Cloakroom W.C.
3' 0" x 7' 1" (0.91m x 2.16m)
Utility Room
8' 0" x 5' 0" (2.44m x 1.52m)
Lounge
16' 0" Max x 11' 1" (4.88m Max x 3.38m)
Kitchen/Dining Room
9' 0" x 22' 0" (2.74m x 6.71m)
First Floor
Bedroom Two
11' 0" x 10' 0" (3.35m x 3.05m)
Guest En-suite Shower Room
7' 0" x 4' 0" (2.13m x 1.22m)

Bedroom Three
10' 0" x 8' 0" (3.05m x 2.44m)
Bedroom Four
10' 0" x 9' 0" (3.05m x 2.74m)
Bedroom Five
8' 0" x 8' 0" (2.44m x 2.44m)
Family Bathroom
8' 0" x 5' 0" (2.44m x 1.52m)
Second Floor
Bedroom One
11' 1" x 16' 0" (3.38m x 4.88m)
En-Suite Shower Room
8' 0" x 5' 0" (2.44m x 1.52m)
Externally
Garage
13' 0" x 8' 0" (3.96m x 2.44m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.