



17 WINDMILL DRIVE

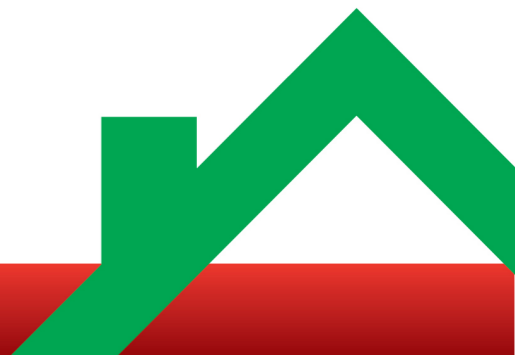
Guide Price £524,950 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5QW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious and modern four bedroom detached family home built by Bovis Homes to the Haddon Design. The property is of standard brick built construction with a tiled roof and is situated on the executive estate of Little Morton within the sought after residential area of Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, supermarkets, public houses/restaurants and excellent schooling for all ages.

There is convenient commuter access available to the surrounding M1/M6/A5/A14 and A426 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The property is in excellent modern decorative order throughout and provides accommodation set over two floors. In brief, the accommodation comprises of an entrance hall, sitting room with bay window, fitted kitchen/dining room with integrated oven and hob with extractor over, separate utility room and ground floor cloakroom/w.c.

To the first floor there are three generously sized double bedrooms, two with en-suites and a further single bedroom. There is also a modern and contemporary family bathroom fitted with a three piece white suite.

The property benefits from gas fired central heating to the radiators, Upvc double glazing and all mains services are connected.

Externally, there is off road parking for two vehicles and a small lawned garden to the front with access to the integral single garage which has power and lighting connected. To the rear, the garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a patio and stoned areas ideal for al-fresco dining and entertaining. The property also benefits from an electric vehicle charging point.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 127 m<sup>2</sup> (1367 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'F'.  
What3Words: ///pepper.spins.rocky

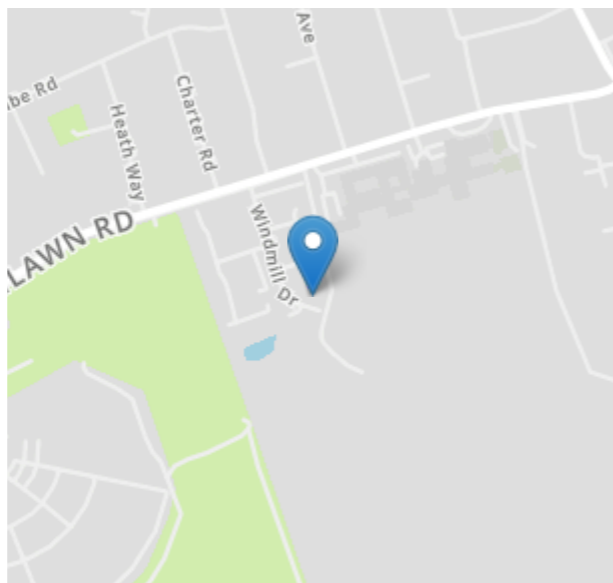
## MORTGAGE & LEGAL ADVICE

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 Spacious Four Bedroom Detached Family Home**
- **Modern Kitchen/Dining Room with Integrated Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Master Bedroom and Second Bedroom both with En-Suite Shower Rooms**
- **Contemporary First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking and Integral Single Garage**
- **Early Viewing is Considered Essential**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 1" Max x 5' 8" Max (3.99m Max x 1.73m Max)

#### Sitting Room

16' 3" x 11' 0" (4.95m x 3.35m)

#### Kitchen/Dining Room

20' 7" x 12' 7" (6.27m x 3.84m)

#### Utility Room

9' 1" x 5' 6" (2.77m x 1.68m)

#### Ground Floor Cloakroom/W.C.

### First Floor

#### Bedroom One

15' 7" x 14' 0" (4.75m x 4.27m)

#### Master En-Suite Shower Room

6' 9" x 5' 0" (2.06m x 1.52m)

#### Bedroom Two

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

#### En-Suite Shower Room

6' 8" x 5' 4" (2.03m x 1.63m)

#### Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m)

#### Bedroom Four

9' 0" x 9' 8" Max (2.74m x 2.95m Max)

#### Family Bathroom

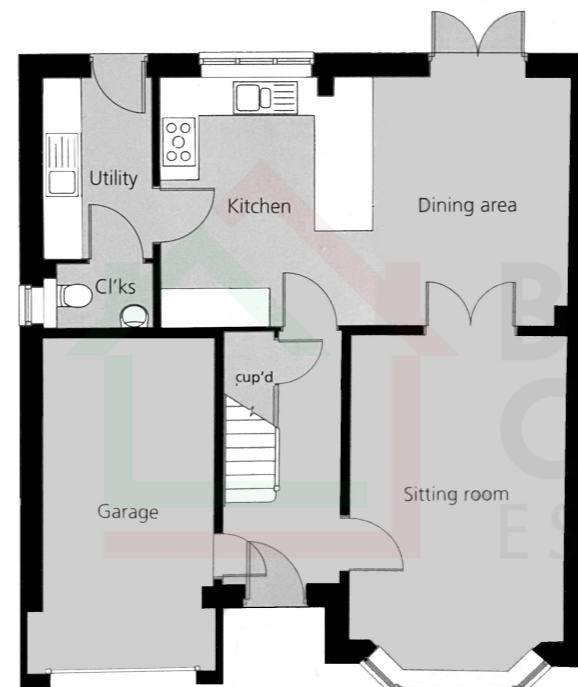
6' 8" x 5' 5" (2.03m x 1.65m)

#### Externally

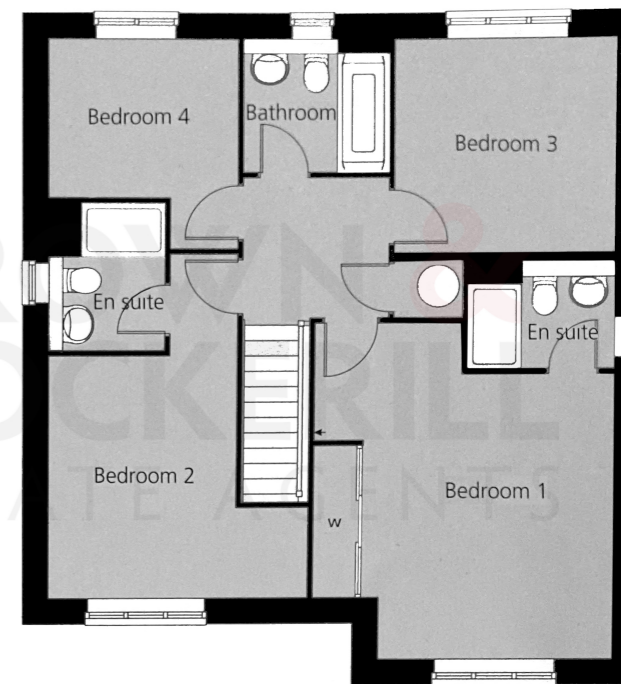
#### Integral Garage

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

## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.