



Windmill Drive, 'Little Morton', Hillmorton Rugby
Guide price £389,950



Windmill Drive, 'Little Morton', Hillmorton Rugby

Crowhurst Gale are delighted to offer for sale this stylish, recently built, detached property which offers spacious and versatile living accommodation arranged over two floors. The property is located on the sought after 'Little Morton' development, near Ashlawn school in Hillmorton. The area is well served by a wide range of shops and amenities, highly regarded schooling for all ages, and excellent transport links, including easy access to the regions central motorway networks (M1/M6 and M45), plus nearby Rugby train station operates mainline services to both Birmingham and London Euston in under an hour. The very well presented accommodation comprises in brief of: entrance hall, lounge with bay window, open plan kitchen/diner with French doors to rear garden, study, and cloakroom/utility on the ground floor. The first floor features a landing area, four double bedrooms, a family bathroom and en-suite facilities to the master bedroom. The property offers truly ready to move into accommodation, and further benefits from double glazing and gas central heating to radiators. Externally there is a small front garden, a low maintenance walled garden with access to a tandem driveway and detached single garage to the rear.

Frontage

Lawned area with small boundary hedge and pathway leading to front door.

Entrance Hall

Double glazed composite door in to light and spacious hallway. Under stairs storage. Stairs to first floor. Radiator. Doors leading to :

Cloakroom/Utility 5'8" x 6'10" (1.73 x 2.10)

Opaque double glazed window to side. Tiled flooring. WC Wash hand basin. Storage units. Worktop surface with integral washing machine.

Study/Home Office 6'7" x 7'6" (2.01 x 2.29)

Double glazed window to front. Radiator.

Lounge 17'3" into bay x 10'7" (5.26 into bay x 3.25)

Double glazed window bay window to front. Further double glazed to side. Radiator. Double doors in to:



Kitchen/Dining Room 25'2" x 10'3" (7.68 x 3.13)

Double glazed window and French doors over looking the rear garden and patio area. Radiator. Tiled flooring. One and a half sink and drainer with base unit under, further base and wall units and drawers. Work surface. Built in Hotpoint five ring gas hobs and electric oven and grill. Integral dishwasher. Space for 'American' style fridge/freezer.

First Floor Landing

Access to loft space. Cupboard housing hot water cylinder.

Master Bedroom 16'5" into bay x 11'7" (5.02 into bay x 3.55)

Double glazed window bay window to front. Radiator. Built in wardrobes. Door to:

En-suite Shower

Large shower enclosure with sliding door, Wash hand basin. WC. Tiled flooring. Extractor fan Towel rail heater.

Bedroom Two 8'2" x 10'5" (2.50 x 3.20)

Double glazed window to rear. Radiator.

Bedroom Three 10'0" x 11'0" max (3.07 x 3.36 max)

Double glazed window to front. Radiator.

Bedroom Four 14'6" x 8'2" (4.43 x 2.49)

Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to side. Panelled bath with mains shower fitted over, shower screen. WC. Wash hand basin. Towel rail heater.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, Enclosed with a brick wall and a boundary wooden fencing. Pedestrian access is gained via the side of the property. Gate to the rear giving access to parking and garage.

Garage 19'2" x 9'9" (5.85 x 2.99)

Metal up and over door. Power and light connected. Storage space within the apex of roof.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority

Rugby Borough Council

Tax Band

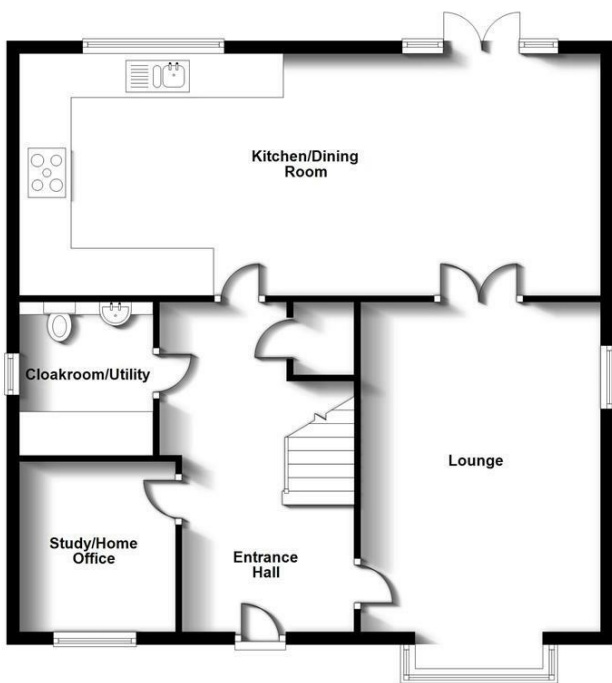
Tax Band:F

Tenure

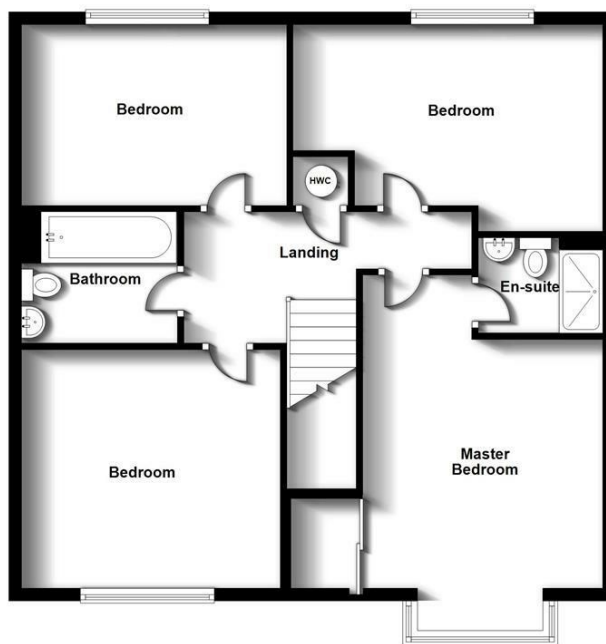
Freehold



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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