



23 NORMANDY FIELDS WAY

£340,000 Freehold

KILSBY
RUGBY
NORTHAMPTONSHIRE
CV23 8YP



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 beautifully appointed three bedroom detached home, positioned at the end of an exclusive modern development in a highly sought after village setting.

Built in 2018 by the award-winning Avant Homes, and with approximately 3 years remaining on the NHBC warranty, this property presents a rare opportunity to acquire a home of exceptional quality, design, and location. Stylishly designed throughout, the property boasts an impressive open plan layout which is perfect for entertaining and contemporary living.

Kilsby is a sought after Northamptonshire village offering the charm of rural living with excellent connectivity. Just a short drive from Rugby and Daventry, it benefits from easy commuter access to the M1, M6, A5, and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. The village itself offers a range of amenities to include a well regarded primary school, two traditional pubs/restaurant and a village shop.

In brief, the accommodation comprises of a spacious hallway with cloaks cupboard, a large lounge with bi-folding doors opening onto the private rear garden, a designer kitchen/dining area which features premium integrated appliances, including an elevated side-by-side double oven with warming drawer, fridge, freezer, dishwasher, and a discreet under stairs utility cupboard housing the washing machine. There is a large ground floor cloakroom/W.C.

To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and a sleek en-suite shower room. The family bathroom comprises of a contemporary white suite with grohe tap fittings.

The property is of traditional brick construction and benefits from gas fired central heating to radiators and Upvc double glazing. Externally, there is an enclosed rear garden with timber deck seating area providing an ideal al-fresco dining and entertaining space. There is off road parking for two vehicles to the front with an EV charging point.

This is an exceptional home that combines luxury, location, and lifestyle — and one not to be missed.

Gross internal area: 93m² (1001ft²).

AGENTS NOTES

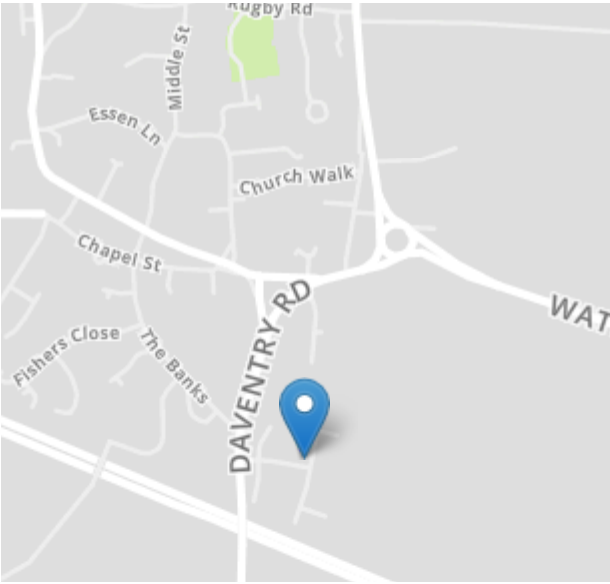
Council Tax Band 'D'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///paces.laws.starch

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 Three Bedroom Detached Family Home
- Lounge with Views Over Rear Garden
- Designer Kitchen with Integrated Appliances
- Ground Floor Cloakroom/W.C., Utility Cupboard
- En-Suite Bathroom Room to Master Bedroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking for Two Vehicles, EV Charging Point
- Exceptional Home - Not to be Missed



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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

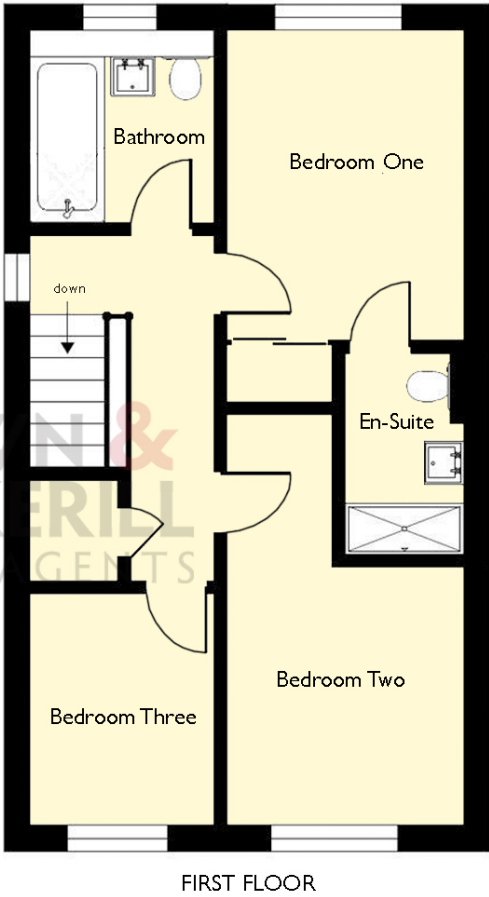
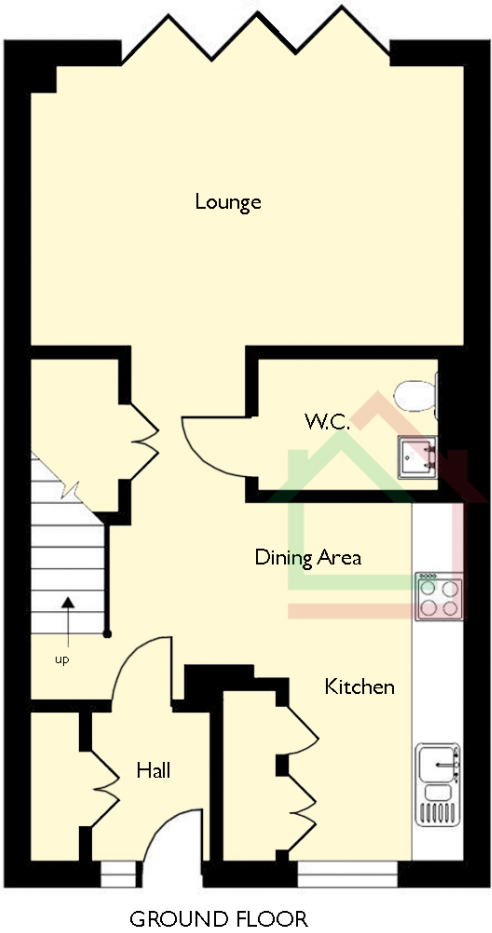
Ground Floor

Cloakroom/W.C.
7' 8" x 5' 1" (2.34m x 1.55m)
Lounge
16' 4" x 10' 8" (4.98m x 3.25m)
Kitchen
13' 6" x 7' 9" (4.11m x 2.36m)
First Floor
Landing
13' 1" x 6' 11" (3.99m x 2.11m)

Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m)
En-Suite Shower Room
7' 7" x 4' 6" (2.31m x 1.37m)
Bedroom Two
15' 6" max. x 9' 0" (4.72m max. x 2.74m)
Bedroom Three
8' 11" x 7' 0" (2.72m x 2.13m)
Bathroom
7' 4" x 6' 9" (2.24m x 2.06m)

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.