



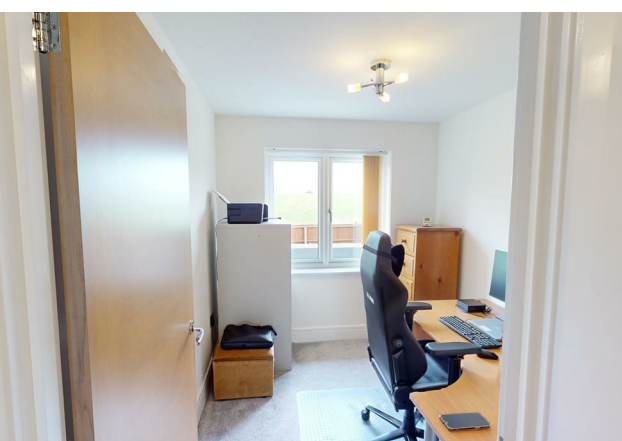
NORMANDY FIELDS WAY,

complete ●●●  
SALES & LETTINGS









This detached family home was designed and constructed by Avant Homes. It offers spacious and versatile accommodation with a high specification throughout. The family home has high-quality fittings which include a large resin driveway, remote-controlled electric garage door, built-in Neff appliances, HIVE heating control, CCTV, and electronic YALE keyless entry, and an alarm system. Located in the peaceful village of Kilsby, which lies five miles South-East of Rugby and benefits from two public houses, a village shop, and a primary school. Kilsby has excellent transport links including regular bus routes, easy access to the local motorway networks including the M1/M6 and M45, and nearby Rugby train station operates mainline services to London Euston in just 48 minutes, ideal for commuting. The property was built in 2018 and has around four years remaining on the NHBC warranty.

#### To the front of the property

You have a spacious resin driveway big enough for at least three cars. you also have an area with stones and shrubs leading to the front door.

#### Entrance hall

The hallway is welcoming and spacious with an oak and glass bespoke carpeted staircase.

#### Living room

4.89 x 3.05 (16'0" x 10'0")

To the front of the property with lots of natural light from the large window.

#### Kitchen / dining / family room

5.24 x 3.25 + 5.44 x 5.41 (17'2" x 10'7" + 17'10" x 17'8")

The kitchen has a range of floor and wall-mounted cupboards, a center island with a built-in electric hob, a built-in double oven, and French doors leading into the garden. the open plan room leads seamlessly into the leading into the dining/living room with bi-folding doors leading into the garden.

#### Utility

1.85 x 1.77 (6'0" x 5'9")

With a range of floor and wall-mounted cupboards, space, and plumbing for a washing machine, radiator, and wooden flooring.

#### WC

Accessed through the utility with lots of storage space and tiled walls.

#### Garage

6.13 x 5.51 (20'1" x 18'0")

Spacious garage providing ample additional storage space and car storage with a remote-controlled electric garage door.

#### Bedroom one

4.39 x 3.96 (14'4" x 12'11")

A large double bedroom with lots of natural light and built-in wardrobes.

#### En-suite

With a three-piece suite including a large shower finished with tiled walls.

#### Bedroom two

4.22 x 3.14 (13'10" x 10'3")

A large double bedroom to the front of the property with a built-in wardrobe.

#### En-suite

With a three-piece suite with a large shower cubicle finished with tiled walls.



### Bedroom three

4.14 x 2.78 (13'6" x 9'1")

A double bedroom with views over the countryside to the rear of the property with a built in wardrobe.

### Bedroom four

3.68 x 2.74 (12'0" x 8'11")

A double bedroom with views over the countryside to the rear of the property with a built in wardrobe.

### Bedroom five

2.91 x 2.34 (9'6" x 7'8")

Currently used as a home office but would also make a good size single bedroom.

### Family bathroom

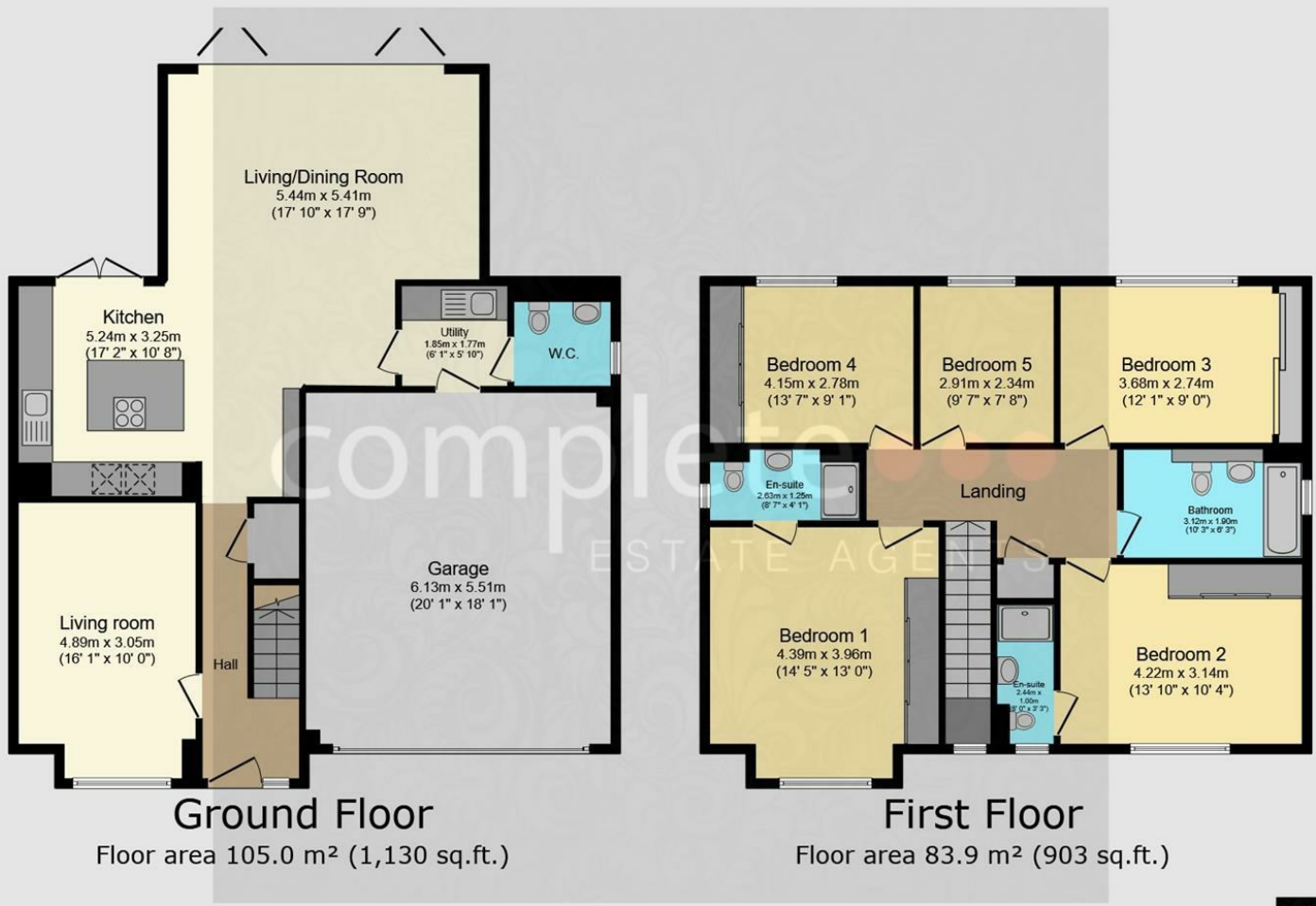
With a three-piece suite including a rainfall shower over the bath, finished with tiled walls.

### To the rear of the property

Low maintenance landscaped garden with a large patio on two levels and a feature retaining wall with rolling countryside beyond the boundary.







**TOTAL: 188.8 m<sup>2</sup> (2,033 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)







- Premium detached family home
- Countryside views
- Built in 2018
- Two en-suites
- Resin driveway
- No upward chain



## NORMANDY FIELDS WAY, KILSBY

Viewing - Arrangements can be made by Complete Estate Agents on: 01788 550 800

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(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	

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