



12 Normandy Fields Way, Kilsby, Warwickshire, CV23 8YP

DEBBIE COX
Your personal estate agent exp **UK**

12 Normandy Fields Way, Kilsby
Warwickshire
CV23 8YP

Guide Price: £475,000

This beautifully presented executive family home has been finished to an exceptionally high standard with a high specification finish. Additional improvements have been carried out by the existing owners to include a low maintenance self-irrigation landscaped rear garden. Situated within this small development of executive homes, we highly recommend viewing this stunning property. Flexible out of hours viewing times are available with your local EXP agent. (Quote Ref DC1031)

FEATURES

- High Spec Executive Family Home
- Stunning Presentation Throughout
- Rear Garden with Self Irrigation System
- Ample Off-Road Parking & Garaging
- Executive Development
- Flexible Viewing Times Available
- Property Reference DC1031

VIEWINGS

Your local EXP Agent, Debbie Cox can offer flexible viewing times, including out of hours. Please call or email to request a viewing.



Property Highlights

Designed and constructed in 2018 by Avant Homes to a high specification finish, this delightful property is a perfect family home offering welcoming, spacious living accommodation along with well proportioned bedrooms. The well presented low maintenance rear garden has been professionally landscaped and boasts a self-irrigation system. Viewing is highly recommended to appreciate this property.

Interior Spaces

Upon entering, you are greeted by a welcoming, spacious entrance hall with cloak cupboard and tiled flooring leading to all ground floor rooms. The well proportioned sitting room has a window to the front elevation and French doors leading to the raised terrace in the rear garden. A further door leads from the sitting room into the kitchen / family room. Again, a delightful room with ample space for a substantial table as well as family area with space for a sofa and television, overlooking the rear garden.

The kitchen has been finished to a high specification to include quartz worktops, ample storage, electric oven, induction hob, microwave with steamer, plate warmer drawer, fridge freezer and dishwasher. Bifold doors lead to the raised terrace. The utility room is accessed from the entrance hall and provides ample room with space for a washing machine with sink over. There is also a WC with wash hand basin and storage cupboards. The study/playroom offers versatile space with a window to the front elevation.

First Floor

Stairs rise from the entrance hall to the light and airy galleried first floor landing which boasts a large airing cupboard housing the hot water tank and ample room for a heated drying rack. There is a window to the rear elevation and a loft access hatch which gives access to the CCTV control system. The master bedroom boasts ample built-in storage and a well presented ensuite shower room with useful compact storage cupboards. There are two further double bedrooms with built-in wardrobes and a fourth single bedroom.

Outdoor Spaces

The attractive front garden has been landscaped with shingle with a pathway leading to the front door. To the side of the property is ample off-road parking, EV charger and access to the garage. The garage is longer than average and has a boarded ceiling offering additional storage space.

The beautiful, low maintenance rear garden is fully enclosed and has been professionally landscaped to take advantage of the position of the sun throughout the day. There is a raised terraced area accessible from the kitchen and sitting room which enjoys the evening sun. Steps lead down to the main garden which has been cleverly designed to provide functional areas, including an additional sitting area, artificial lawn with established, neat boundaries and a potential barbecue / hot tub area to the rear of the garage. A self-irrigation system has been installed creating a low maintenance garden that can be enjoyed throughout the year.



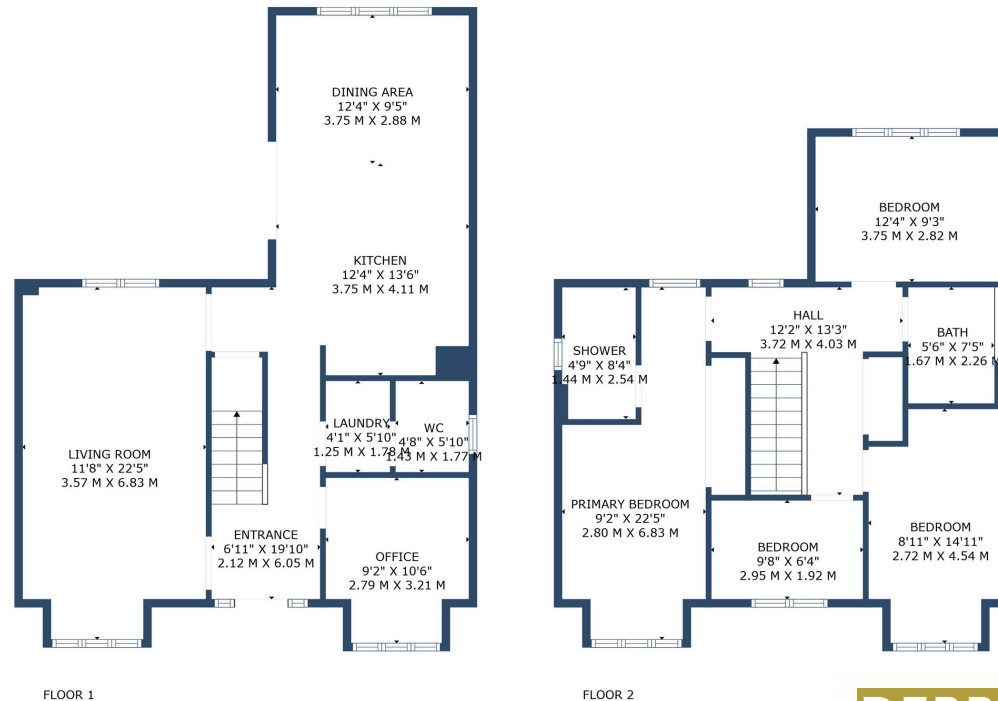
Location

This property is situated within an executive development on the outskirts of Kilsby, a popular village located on the Warwickshire & Northamptonshire borders. The village boasts an active community including the village hall which houses the village community shop run by local volunteers. There is a village tennis club with courts, various village groups and two popular public houses, 'The Red Lion' and 'The George.' The highly reputable Kilsby C.E Primary School is within a short distance and there is an excellent range of secondary schools in nearby Rugby and Daventry.

Kilsby is surrounded by lovely countryside and the neighbouring towns of Daventry and Rugby are approximately five miles away for your day to day shopping needs. The nearby A361, A5, M1 and M6 make this an ideal location for commuters, and the M1, Junction 18 is approximately two miles away.

Local Authority

West Northamptonshire Council,
Council Tax Band - A



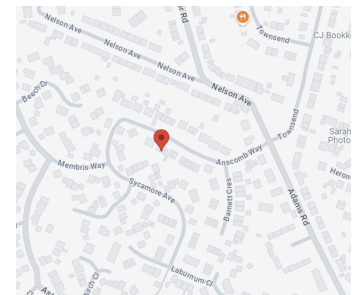
TOTAL: 1524 sq. ft, 141 m2
FLOOR 1: 809 sq. ft, 75 m2, FLOOR 2: 715 sq. ft, 66 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

Agent Note

There is an annual service charge of £446.58 to maintain the land at the entrance to the development. Further details available on request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0357-3877-7548-9498-5295>, or contact the agent for a copy in PDF format.

