



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

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

**33 Normandy Fields Way
KILSBY, Warwickshire
CV23 8YP**

Offers Over: £535,000

A five-bedroom modern family home enjoying spacious and versatile living accommodation and two en-suite shower rooms. Situated on the edge of this small, residential development this property enjoys views to the rear over open countryside. Designed and constructed by Avant Homes, this property is offered in very good condition throughout with NO UPWARD CHAIN.

FEATURES

- Well presented 5 bedroom family home
- Edge of small village development
- Open countryside views to rear
- Open plan kitchen/dining/family area
- Two en-suites and family bathroom
- Fantastic property for entertaining
- Walking distance to primary school
- Good road networks and rail access
- No upward chain

VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.



Entrance Hall

An obscure glazed full length double glazed panel alongside the front door allows ample natural light, creating a welcoming entrance hall. Staircase rising to the first floor with bespoke oak and glass balustrade. An understairs cupboard provides useful additional storage and coat hanging space. The entrance hall leads to the sitting room and open plan kitchen / family room.

Sitting Room

A well proportioned room with ample natural light from the large UPVC double glazed window to the front of the property. This versatile room offers many uses including a family room, home office, playroom, games room, etc.

OPEN PLAN LIVING AREA

A key feature to this property is this spacious and light open plan living area incorporating the kitchen, dining area and family area. Situated at the rear of the property, this room enjoys views over the rear garden and comprises:

Kitchen Area

Fitted with a range of base and eye level units incorporating some additional display shelves. Fitted appliances include an integral fridge freezer and dishwasher. There is space for an oven. The centre of the kitchen area features a central island which incorporates a built in hob with an extractor fan over, and cupboards underneath providing additional storage. There are additional base and eye level units and display shelves to one wall leading into the dining/family area. A double glazed French door leads into the rear garden.

Dining Area

This open plan area leads seamlessly from the kitchen with plenty of room for a good sized dining table.

Family Area

Beyond the dining area, bifold doors stretch the width of the family area, allowing ample natural light and would make a great space for entertaining, bringing the outdoors in. There is ample room in this area to create a fantastic family living space.

Utility

Fitted with a range of base and eye level units incorporating a sink unit and space for a washing machine under. An internal door leads into the garage.

Downstairs WC

Obscure double glazed window to side elevation. Tiling to floor and some walls. Low level WC and wall mounted wash hand basin. Slim storage unit with shelving.

FIRST FLOOR LANDING

A spacious landing with access to all bedrooms and bathroom. An obscure double glazed window to the front elevation over the stairs allows additional natural light. Access to loft space. Airing cupboard housing hot water tank and boiler.

Bedroom One

Double glazed window to front elevation with tinted glass providing privacy and reducing summer heat. Fitted wardrobes providing ample hanging and shelving space. Door leading to:







En-Suite

Obscure double glazed window to rear elevation. Suite comprising low level WC, wall mounted wash hand basin, shower cubicle with glass screen, and overhead shower with Vado electric controls and a separate shower attachment. Heated towel rail.

Bedroom Two

Double glazed window to front elevation. Fitted wardrobes providing ample hanging and shelving space. Door leading to:

En-Suite

Obscure double glazed window to front elevation. Suite comprising low level wc, wall mounted wash hand basin, shower cubicle with glass screen and Vado electric controls and a separate shower attachment. A built in cupboard provides useful additional storage space.

Bedroom Three

Double glazed window to rear elevation with tinted glass and views over open countryside. Fitted wardrobes providing useful storage and hanging space.

Bedroom Four

Double glazed window to rear elevation with tinted glass and views over open countryside. Built-in wardrobes provide useful storage and hanging space.



Bedroom Five

Currently used as a study, this room is a comfortable single bedroom with double glazed window to the rear overlooking the open countryside.

Bathroom

Obscure double glazed window to side elevation. Suite comprising of a panelled bath with rainfall shower over, wall mounted wash hand basin and wc. Deep shelving provides ample storage space. Heated towel rail.

OUTSIDE

Front

A resin driveway provides generous off-road parking spaces. The landscaped front garden features stones and shrubs leading to the front door.

Rear

The low maintenance garden enjoys a substantial paved patio area which can be accessed from the kitchen French doors or the family area bi-folding doors and provides a great space for entertaining

and dining. A low level brick wall with glass screens over leads to an upper decked area with fencing and gabion borders. A side access gate leads to the front of the property.

Double Garage

A spacious garage accessed from the utility area with light and power. A remote control electric garage door provides access from the front. EV point.

LOCATION

This property is situated on the edge of 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.

AGENTS NOTE

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

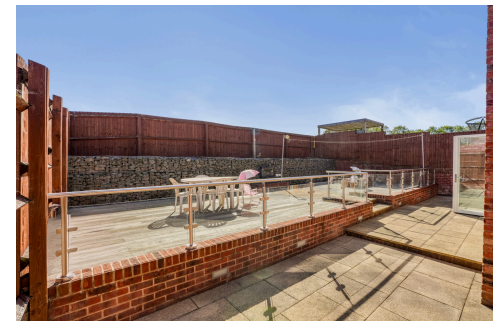
We have been advised by the vendors that there is Broadband Fibre to the property, and a Hikvision CCTV system with five cameras and a hard drive which will be left in situ.

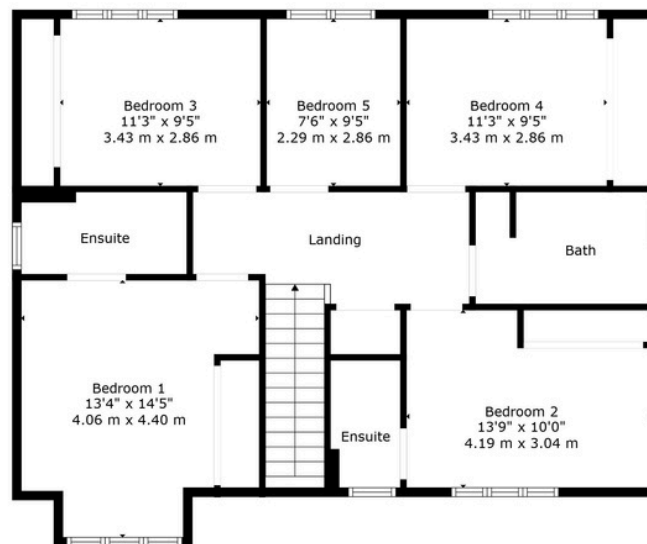
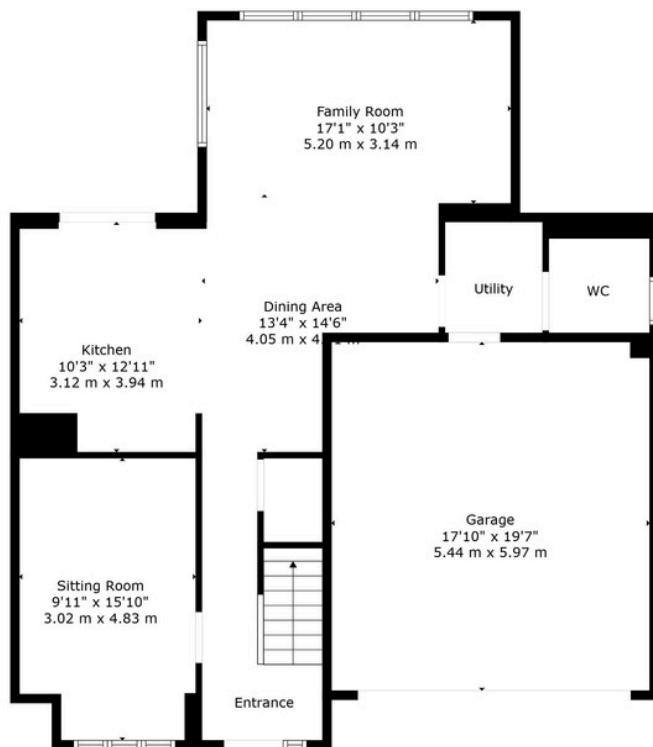
LOCAL AUTHORITY

West Northamptonshire Council.

ENERGY CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/8528-7630-6709-8065-8906>





TOTAL: 2060 sq. ft, 191 m²
 FLOOR 1: 1111 sq. ft, 103 m², FLOOR 2: 949 sq. ft, 88 m²
 EXCLUDED AREAS: UTILITY: 34 sq. ft, 3 m², WALLS: 154 sq. ft, 14 m²
 Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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
WWW.EPC4U.COM		



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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/8528-7630-6709-8065-8906> or contact the agent for a copy in PDF format.

