



5 Boxwood Drive Kilsby, Rugby, CV23 8YQ

Welcome to this impeccable detached house, nestled in a serene village location in Kilsby. Boasting THREE EXTENSIONS, this property offers NO ONWARD CHAIN, an abundance of unique features and is ideally suited to both families and couples.

The heart of the home is a spacious kitchen filled with natural light. Whether you're a seasoned chef or just starting out, this kitchen will inspire culinary creativity, and benefits from an adjoining utility room.

The house boasts FOUR GENEROUSLY SIZED BEDROOMS, each filled with natural light to create a warm and welcoming atmosphere. Each room offers ample space for your comfort and enjoyment.

Guide price £425,000

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- Beautiful Detached Home
- Quiet Corner Plot Position
- Three Receptions
- Garden & Fully Insulated Timber Garden Room
- Four Double Bedrooms
- Sought After Village Location
- Kitchen & Utility
- THREE EXTENSIONS
- NO ONWARD CHAIN
- Garage & Driveway

Entrance Hall

Living Room

18'6" x 13'5" (5.66 x 4.11)

Guest WC

Kitchen

15'8" x 12'5" (4.78 x 3.8)

Utility Room

7'8" x 6'3" (2.34 x 1.93)

Family Room

16'4", 7'5" x 12'0" (5,23 x 3.66)

Study

6'10" x 5'1" (2.1 x 1.57)

Garden Room/Home Gym

10'5" x 9'3" (3.2 x 2.84)

Bedroom One

14'1" x 12'4" (4.3 x 3.76)

Bedroom Two

15'1" x 6'7" (4.62 x 2.03)

Bedroom Three

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

Bedroom Four

9'2" x 7'6" (2.8 x 2.29)

Family Bathroom



[Directions](#)



Floor Plan



Ground Floor
Floor area 84.6 m² (911 sq.ft.)



First Floor
Floor area 62.5 m² (673 sq.ft.)



Outbuilding
Floor area 9.1 m² (98 sq.ft.)

TOTAL: 156.3 m² (1,682 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

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