



EDWARD KNIGHT
ESTATE AGENTS

23 NORMANDY FIELDS WAY, KILSBY, RUGBY, CV23 8YP

£330,000





PROPERTY SUMMARY

Edward Knight are delighted to present for sale this spacious three-bedroom detached property, situated in the sought-after village of Kilsby. Built in 2018 by Avant Homes, this modern home benefits from three years remaining on its NHBC warranty and offers stylish, contemporary living throughout.

In brief, the accommodation comprises a welcoming entrance hall with a storage cupboard, a spacious kitchen/dining room with integrated appliances, and a beautifully presented lounge featuring bi-folding doors opening onto the private rear garden. There is also a cloakroom/WC and a convenient utility cupboard on the ground floor.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and a modern en-suite shower room. The family bathroom is fitted with a three-piece white suite.

Externally, the property boasts a private rear garden with both patio and decking areas, perfect for outdoor entertaining, as well as off-road parking for two vehicles to the front.



LOCATION

Situated on the edge of the charming village of Kilsby, this property enjoys a delightful countryside setting while remaining well connected. Kilsby lies close to Rugby and Daventry, offering excellent transport links to nearby towns and cities including Northampton and Coventry. Rugby train station provides direct services to London Euston in around 50 minutes, ideal for commuters.

Kilsby benefits from convenient road access, with the M45 connecting to Coventry and Birmingham, and the M1 offering routes to Leicester and Milton Keynes.

The village itself provides a welcoming community atmosphere, with local amenities including a village hall, primary school, two churches, and two traditional pubs. A wide range of shopping, leisure, and dining options can be found in nearby Rugby and Daventry.







GROUND FLOOR

ENTRANCE HALL

4' 4" x 6' 2" (1.32m x 1.88m)

KITCHEN

13' 7" x 9' 10" (4.14m x 3m)

CLOAKROOM

7' 8" x 5' 1" (2.34m x 1.55m)

LIVING ROOM

16' 4" x 10' 8" (4.98m x 3.25m)

FIRST FLOOR

MASTER BEDROOM

12' 1" x 9' 0" (3.68m x 2.74m)

ENSUITE

7' 7" x 4' 6" (2.31m x 1.37m)

BEDROOM TWO

15' 6" x 9' 0" (4.72m x 2.74m)

BEDROOM THREE

8' 11" x 7' 1" (2.72m x 2.16m)

FAMILY BATHROOM

7' 4" x 6' 9" (2.24m x 2.06m)



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		