

Peter Clarke  
New Homes



20 Barby Road, Kilsby, Rugby, CV23 8XD

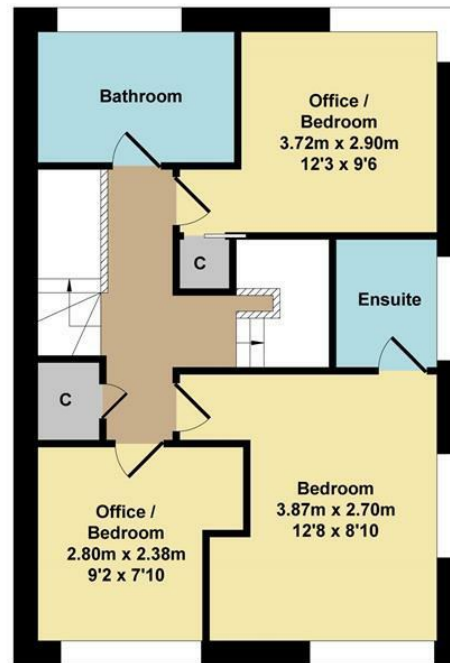


House Type 2, Barby Road, Kilsby  
Total Approx. Floor Area 127.60 Sq.M. (1374 Sq.Ft.)

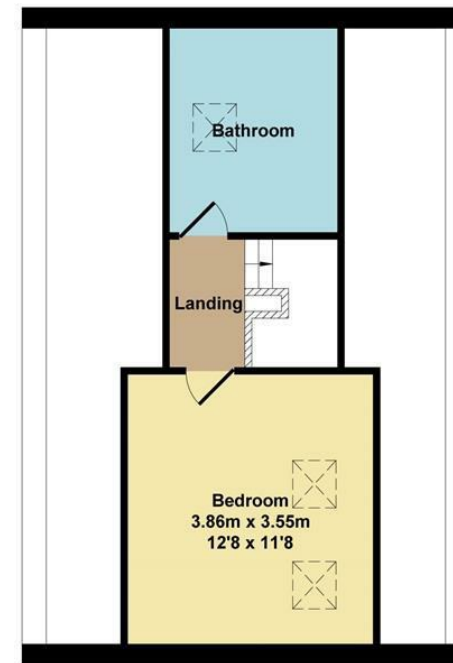
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 50.8 Sq.M.  
(547 Sq.Ft.)



First Floor  
Approx. Floor  
Area 50.8 Sq.M.  
(547 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 26.0 Sq.M.  
(280 Sq.Ft.)

- 10 Year Build Zone Warranty
- Village Location
- EV Car Charger
- Conveniently Situated For Rail And Motorway Network
- Private, Enclosed Rear Garden
- Off Road Parking For Two Cars
- Underfloor Heating To Ground Floor
- Air Source Heat Pump And Solar Panels
- Countryside Views
- No Chain



£480,000

A delightful four bedroom, detached house nestled in the village of Kilsby, Rugby with far reaching views. The Gables development consists of just four properties which are conveniently situated for rail and motorway networks as well as primary and secondary schooling.

#### KILSBY

Kilsby is a village and civil parish in West Northamptonshire, England. It is situated a short distance south of the border with Warwickshire approximately five miles southeast of Rugby.

#### SPECIFICATION

- \* Kitchen with solid carcasses
- \* Handleless and soft close doors and drawers
- \* Quartz worktops and wipe rails
- \* Branded Neff/Siemens appliances
- \* 100% wool carpets throughout first and second floors (where applicable)
- \* Luxury Karndean wood and stone effect flooring to ground floor
- \* Karndean stone effect LVT floor to bathrooms and ensembles
- \* Chrome faceplates to all sockets and switches
- \* Car Charger
- \* Solar Panels
- \* Air Source Heat Pump
- \* Low Energy, pressurised hot water cylinder
- \* Designer panelled doors and secret pocket doors
- \* Underfloor heating to ground floor
- \* Vitra Sanitaryware
- \* Hansgrohe taps and showers
- \* 10 Year Build Zone warranty

#### ENTRANCE HALL

Window to front elevation, stairs leading to first floor landing, door to

#### WC

Low level WC, vanity unit wash basin.

#### KITCHEN, LIVING, DINING

A range of wall and base mounted units, integrated ovens, hob, extractor, fridge freezer, sink and drainer unit. Bifold doors to rear garden, sliding pocket door to

#### UTILITY

Range of wall and base mounted units, sink with mixer tap over, freestanding washer/dryer.

#### LANDING

Stairs rising from ground floor, stairs rising to second floor, doors to

#### BEDROOM TWO

Windows to rear and side elevation, door to

#### ENSUITE

Window to side, low level WC, vanity sink unit with drawers below, shower with sliding glass screen.

#### BEDROOM THREE

Window to front elevation.

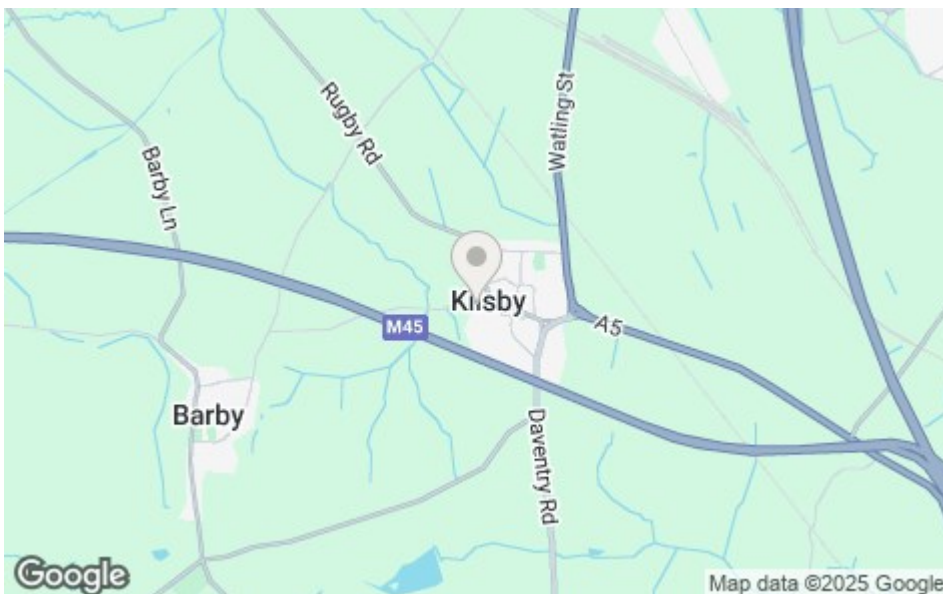
#### BEDROOM FOUR

Sliding door with Juliet balcony to rear.









#### FAMILY BATH

Window to front, low level WC, vanity sink unit with drawers below, bath with shower over and hinged glass screen.

#### BEDROOM ONE

Accessed from the top landing which provides access to the bedroom and ensuite. Bedroom having two Velux windows.

#### ENSUITE

Velux window, low level WC, oversized shower cubicle with glass screen, double floating wall mounted sink unit with mirror above, separate bath and double built in storage cupboard.

#### OUTSIDE

Block paved driveway to the front of the property, two pedestrian side access gates leading to rear garden laid mainly to lawn with patio immediately next to the house and accessed from the bi-fold doors.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.

AGENTS NOTE: Images are from the same house type on the development and floorplans are for indicative purposes only and subject to change without prior notice.

PLANNING SITE NOTICE: DA/2020/0384

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Peter Clarke

