

15 Arnills Way
Kilsby
Rugby
CV23 8UY



15 Arnills Way

£325,000

Living Room

A spacious living room provides a generous seating area, arranged around a central feature fireplace. The room benefits from ample natural light through large windows and offers plenty of space for comfortable family gatherings or entertaining guests.

Dining Room

A separate dining room offers a calm, light space and comfortably accommodates a dining table and chairs, providing a pleasant environment for meals with family or friends.

WC

The downstairs WC is fitted with a modern white suite comprising a low-level toilet, small wash hand basin and separate shower cubicle. The room is finished with light-coloured wall tiling and benefits from a small frosted window, providing natural light and ventilation.

Kitchen/Diner

The kitchen/diner is fitted with cabinetry and work surfaces, featuring a tiled floor for practicality. It includes essential appliances such as a cooker and dishwasher, and a window above the sink offers views outside. A door leads directly to the conservatory, providing a convenient flow between cooking, dining, and relaxing areas.

Conservatory

The conservatory is a bright and airy space with a polycarbonate roof and windows on three sides, allowing plenty of natural light to flood in. Double doors lead directly into the garden, making it ideal for enjoying the outdoors or relaxing in a light-filled environment.

Entrance Hall

A bright entrance hall provides access to the kitchen, dining room, living room, and downstairs WC, as well as the stairs leading to the first floor. It benefits from natural light and a practical layout to welcome visitors and provide an accessible flow through the home.

Bedroom 1

Bedroom 1 is a generous double room with a large window allowing natural light to fill the space. The neutral decor and simple furnishings create a calm and restful atmosphere.

Bedroom 2

Bedroom 2 is a comfortably sized double room with a large window providing good natural light. It offers a versatile space suitable for guests, children, or a home office.

Bedroom 3

Bedroom 3 is a smaller double or large single room, with a window providing natural light. It is a cosy space ideal for a child or as a study/guest bedroom.

Bathroom

The bathroom is fitted with a bathtub, toilet, and washbasin within a vanity unit. The walls are fully tiled, and a window provides natural light and ventilation.

Rear Garden

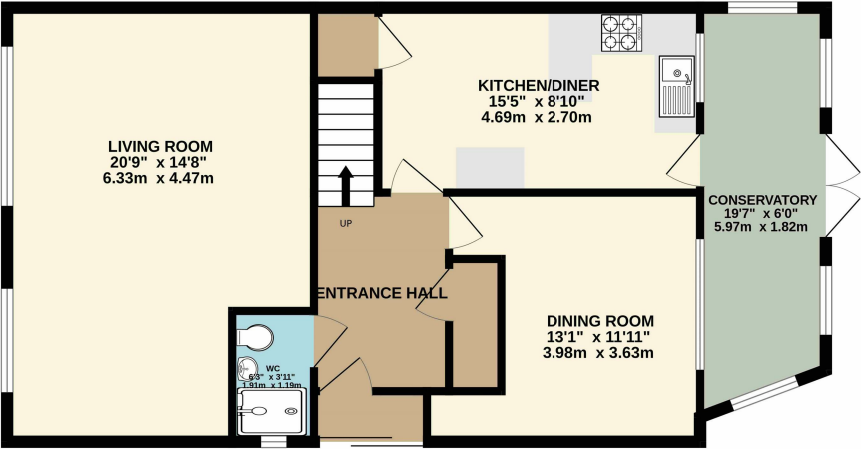
The rear garden features a paved patio area with some raised beds and mature shrubs, creating a manageable outdoor space suitable for relaxing or light gardening. It is fully enclosed providing privacy and safety for children or pets.

Covered Side Patio

A covered side patio area with brick flooring and fencing provides a sheltered outdoor space for seating or storage, with easy access to the rear garden and house.



GROUND FLOOR



Local Authority

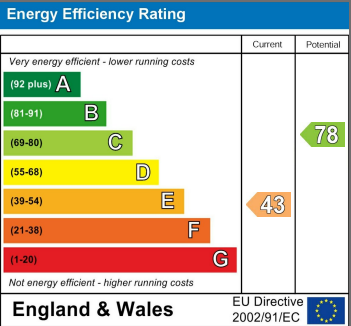
Council Tax Band

C

EPC Rating

E

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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