

1 Newstead Way, Daventry, Northamptonshire, NN11 2PJ
£315,000 Freehold

Situated on the sought after 'Monksmoor' development is this spacious modern family home, offered to the market possessing a large lounge/dining room/kitchen space with built in appliances. The property comprises three double bedrooms, family bathroom and generous en-suite. To the rear is a private garden. Additionally, the property offers off street parking and a garage. EPC: B. Council Tax Band: D.

Three Bedrooms | Semi-Detached | Off Street Parking | Monksmoor Development | Modern Throughout | En-Suite

modern marketing · traditional values

ENTRANCE HALL

Leading to through lounge and kitchen. Tiled floor. Underfloor heating. Radiator. Stairs rising to first floor landing with cupboard under.

WC

Wash hand basin. WC. uPVC double glazed window to front elevation. Radiator.

LOUNGE/DINING ROOM 4.70m x 6.22m (15'5 x 20'5)

uPVC French doors to rear garden. uPVC double glazed bay window to side elevation. Radiator. Tiled flooring with underfloor heating.

KITCHEN 2.51m x 3.35m (8'3 x 11)

uPVC double glazed window to front elevation. Stainless steel sink and drainer with mixer tap over. A range of white gloss wall and base level kitchen units and drawers with work surfaces over. Oven with four ring gas hob over and extractor. Stainless steel splash back to hob. Tiled flooring with underfloor heating. Integrated fridge/freezer, dishwasher, tumble dryer and washing machine. Spotlights.

FIRST FLOOR LANDING

Door to all rooms. Stairs rising to second floor landing.

BEDROOM TWO 2.51m x 3.84m (8'3 x 12'7 max)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM THREE 2.54m x 3.51m (8'4 x 11'6)

uPVC double glazed window to rear elevation. Built in wardrobe. Radiator.

BATHROOM

uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin and bath. Heated towel Rail.

SECOND FLOOR LANDING

Door leading to bedroom one. Cupboard.

BEDROOM ONE 3.53m x 4.24m (11'7 x 13'11)

uPVC double glazed window to front elevation. Built in wardrobes. Radiator.

EN-SUITE

Access via dressing area. uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin and walk in double shower. Heated towel rail. Tiles to splash back areas. Wood flooring. Spotlights.

OFFICE AREA

uPVC double glazed window to front elevation.

OUTSIDE

FRONT GARDEN

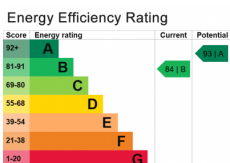
Access to garden and off street parking.

REAR GARDEN

Patio and artificial lawn area to rear garden. Enclosed by a red brick wall and timber fence.

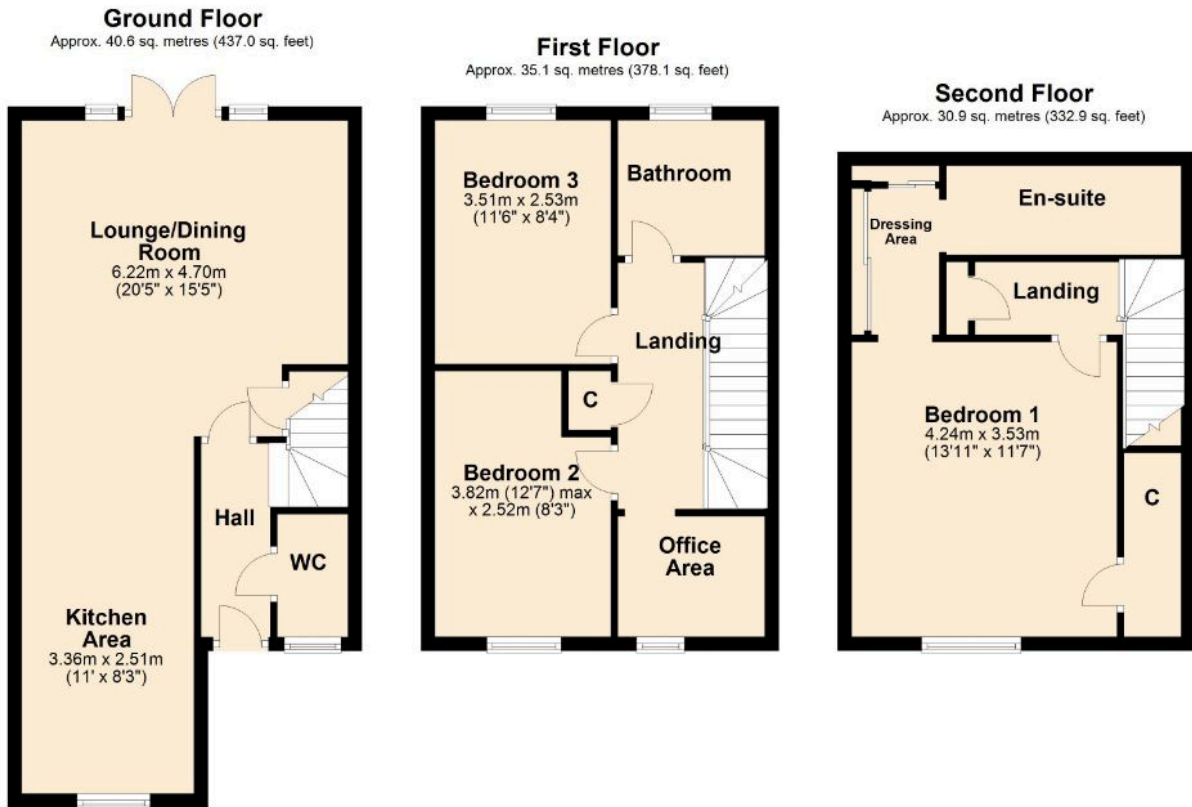
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

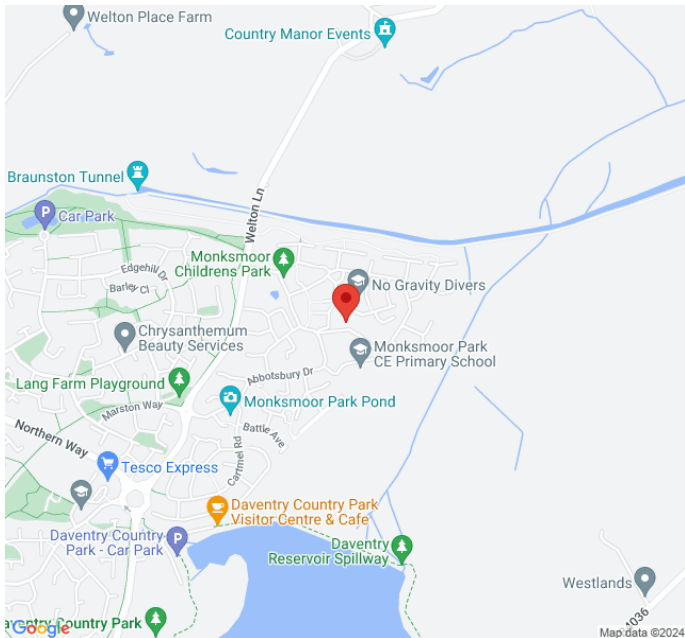


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 106.7 sq. metres (1148.1 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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